Governor Joe Lombardo
Chairman

Tiffany Greenameyer
Clerk of the Board

Attorney General Aaron D. Ford
Member

Secretary of State Francisco V. Aguilar
Member

STATE OF NEVADA
BOARD OF EXAMINERS

209 East Musser Street, Room 200 / Carson City, Nevada 89701-4298
Phone: (775) 684-0222 / Fax: (775) 684-0260
http://budget.nv.gov/Meetings

PUBLIC MEETING NOTICE AND AGENDA

Date and Time: October 13, 2026, 10:00 AM

Location: Nevada Capitol Building
101 North Carson Street, Old Assembly Chambers
Carson City, Nevada 89701

Video Conference Location: The McCarran Center, Nevada Building
1 State of Nevada Way, Governor's Conference Room
Las Vegas, Nevada 89119

This meeting may be viewed on YouTube.
The video live stream begins at 10:00 am.
https://www.youtube.com/watch?v=019ZbD2N24w

AGENDA

1. **Call to Order / Roll Call**

2. **Public Comment** The first public comment period is limited to comments on items on the agenda. No action may be taken upon a matter raised under this public comment period unless the matter itself has been specifically included on the agenda as an action item. The Chair of the Board has imposed a time limit of three minutes. Public comment may be provided in person or via telephone. To provide public comment on an item on the agenda via telephone, dial 775-321-6111 or 702-329-3435. When prompted to provide the meeting ID, please enter 846 617 106#. When the Chair opens the public comment period, dial *5 to request to be unmuted. To resolve any issues related to dialing in to provide public comment for this meeting, please call (775) 684-0222.

3. Approval of the September 8, 2026 Meeting Minutes (For possible action)

4. State Vehicle Purchases (For possible action)

Pursuant to NRS 334.010, no automobile may be purchased by any department, office, bureau, officer, or employee of the state without prior written consent of the State Board of Examiners.

AGENCY NAME	# OF VEHICLES	NOT TO EXCEED:
Department of Public Safety – Nevada Highway Patrol Division	50	$2,808,373
Department of Agriculture	1	$81,015

5. Authorization to Contract with a Current and/or Former State Employee (For possible action)

A. Governor's Finance Office

Pursuant to NRS 333.705, subsection 1, the office requests to contract with former employee Jim Wells to provide fiscal operations training for staff at various departments through statewide contract #99SWC-NV25-25409 with HAT Limited Partnership dba Manpower.

B. State Department of Conservation and Natural Resources – Division of State Parks

Pursuant to NRS 333.705, subsection 1, the Department requests approval to contract with former employee Robert Mergell to provide subject matter expertise in park operations, programs, accounting, and personnel. Services will be obtained through statewide contract #99SWC-NV25-25408 with Marathon Staffing Group, Inc.

6. Request for a Recommendation of Approval to the Interim Finance Committee for an Allocation Amount from the Contingency Account (For possible action)

A. Governor's Finance Office – Budget Division

Pursuant to NRS 353.268, the office requests a recommendation to the Interim Finance Committee for an allocation of $12,935,188 from the Interim Finance Committee Contingency account to restore the balance in the Reserve for Statutory Contingency Account due to contractual obligations for outside special counsel costs and payment of agency claims pursuant to NRS 353.264.

B. Office of the State Controller

Pursuant to NRS 353.268, the office requests a recommendation to the Interim Finance Committee for an allocation of $1,023,640 from the Interim Finance Committee Contingency Account to fund a contract for accounting services to expedite the Annual Comprehensive Financial Report for fiscal years 2025 and 2026.

7. Request for Approval to Exchange State Lands for Other Land Pursuant to NRS 323.100 (For possible action)

State Department of Conservation and Natural Resources – Division of State Lands

Pursuant to NRS 323.100 and the Settlement Agreement and Mutual Release of All Claims between the Nevada Northern Railway Foundation and the City of Ely, Nevada and the State of Nevada through the State Department of Conservation and Natural Resources, Division of State Lands (NDSL) and the Department of Tourism and Cultural Affairs, Division of Museums and History, NDSL is seeking approval from the Board of Examiners and the Interim Finance Committee to move forward with the exchange of state property.

State Property to be Exchanged

A. Nevada State Railroad Museum - East Ely Depot
1100 Avenue A, Ely, NV

B. Nevada State Railroad Museum - Red Freight Barn
1100 Avenue A, Ely, NV

City of Ely Property to be Exchanged

A. Former National Guard Armory
545 Mill Street, Ely, NV

8. Request for Approval of Sale or Lease of State Lands Pursuant to NRS 321.335 (For possible action)

State Department of Conservation and Natural Resources – Division of State Lands

Pursuant to NRS 321.335, the department requests approval of a lease agreement between the State Department of Conservation and Natural Resources, Division of State Lands, and Tolles Properties LLC for approximately 94.57 acres of state-owned property at the former Southern Nevada Correctional Center located in Jean.

9. **Approval of Proposed Leases** **(For possible action)**

10. **Approval of Proposed Contracts** **(For possible action)**

11. **Approval of Proposed Master Service Agreements** **(For possible action)**

12. **Information Item – Clerk of the Board Contracts**

Pursuant to NRS 333.700, the Clerk of the Board may approve all contract transactions for amounts less than $100,000. Per direction from the September 14, 2021 meeting of the Board of Examiners, the Board wished to receive an informational item listing all approvals applicable to the new threshold ($10,000 - $99,999). Attached is a list of all applicable approvals for contracts and amendments approved from August 8, 2026 through September 18, 2026.

13. **Information Item Reports**

Governor's Finance Office – Budget Division

Pursuant to NRS Chapter 353, the division presents a reconciled fund balance report for the Tort Claim Fund, Statutory Contingency Account, Stale Claims Account, Emergency Account, Disaster Relief Account, and the IFC Contingency Fund as of September 15, 2026, for fiscal year 2027. Additionally, a reconciliation of the Extradition Coordinator budget account has been prepared at the request of the Board.

14. **Public Comment** This public comment period is for any matter that is within the jurisdiction of the public body. No action may be taken upon a matter raised under this public comment period unless the matter itself has been specifically included on an agenda as an action item. The Chair of the Board has imposed a time limit of three minutes. Public comment may be provided in person or via telephone. To provide public comment on an item on the agenda via telephone, dial 775-321-6111 or 702-329-3435. When prompted to provide the meeting ID, please enter 846 617 106#. When the Chair opens the public comment period, dial *5 to request to be unmuted. To resolve any issues related to dialing in to provide public comment for this meeting, please call (775) 684-0222.

15. **Adjournment** **(For possible action)**

NOTE: Items may be considered out of order. The public body may combine two or more agenda items for consideration. The public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The public body will limit public comments to three minutes per speaker and may place other reasonable restrictions on the time, place, and manner of public comments but may not restrict comments based upon viewpoint. A person may submit comments to be attached to the minutes of the meeting, in writing, three business days before the meeting date, in addition to testifying, or in lieu of testifying. Written comments are limited to two pages. Written comments may be submitted electronically by email at AJohnson2@finance.nv.gov. We are pleased to make reasonable accommodations for members of the public who have disabilities and wish to attend the meeting. If special arrangements for the meeting are necessary, please notify Amberly Johnson at (775) 684-0223 or by email at AJohnson2@finance.nv.gov, as

soon as possible, and in at least two days in advance of the meeting. Supporting materials for this meeting are available at 209 East Musser Street, Suite 200, Carson City, Nevada 89701 or by contacting Amberly Johnson at (775) 684-0223 or by email at AJohnson2@finance.nv.gov.

Public Meeting Notice and Agenda Posted at the Following Locations:

1. Blasdel Building, 209 East Musser Street, Suite 200, Carson City, Nevada 89701
2. Internet: https://notice.nv.gov
3. Internet: https://budget.nv.gov/Meetings/Board_of_Examiners/2026/2026BOE/

Governor Joe Lombardo
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MEETING MINUTES

Date and Time: September 8, 2026, 10:00 AM

Location: Nevada Capitol Building
101 North Carson Street, Old Assembly Chambers
Carson City, Nevada 89701

Video Conference Location: The McCarran Center, Nevada Building
1 State of Nevada Way, Governor's Conference Room
Las Vegas, Nevada 89119

MEMBERS PRESENT:
Governor Joe Lombardo
Attorney General Aaron Ford
Secretary of State Francisco V. Aguilar

STAFF PRESENT:
Tiffany Greenameyer, Clerk of the Board
Rosalie Bordelove, Board Counsel
David Lenzner, Deputy Director

OTHERS PRESENT:
Craig Newby, Assistant Attorney General

1. Call to Order / Roll Call

Governor: We will call to order the State of Nevada Board of Examiners meeting scheduled for today, September 8, 2026, the time being 10:00 AM. We will start with the roll call.

David Lenzner: Governor Lombardo.

Governor: Here.

David Lenzner: Attorney General Ford.

Attorney General: Here.

David Lenzner: Secretary Aguilar.

Secretary of State: Here.

David Lenzner: Let the record reflect we have a quorum.

2. Public Comment

The first public comment period is limited to comments on items on the agenda. No action may be taken upon a matter raised under this public comment period unless the matter itself has been specifically included on the agenda as an action item. The Chair of the Board has imposed a time limit of three minutes. Public comment may be provided in person or via telephone. To provide public comment on an item on the agenda via telephone, dial 775-321-6111 or 702-329-3435. When prompted to provide the meeting ID, please enter 891 496 242#. When the Chair opens the public comment period, dial *5 to request to be unmuted. To resolve any issues related to dialing in to provide public comment for this meeting, please call (775) 684-0222.

Governor: On to first opportunity for public comment. The first public comment period will be limited to comments on items on the agenda. No action may be taken upon a matter raised under the public comment period unless the matter itself has been specifically included on the agenda as an action item. The Chair of the Board will impose a time limit of three minutes. Do we have any public comment there in Carson City?

Clerk of the Board: No, sir.

Governor: Do we have any here in Las Vegas? None.

Do we have anybody on the phone? Nobody in the queue. We will close public comment.

3. Approval of the August 11, 2026 and August 26, 2026 Meeting Minutes **(For possible action)**

Governor: Agenda item three, *Approval of the August 11, 2026 and August 26, 2026 Meeting Minutes, for Possible Action.* Do we have any questions or concerns? If not, I'll entertain a motion.

Secretary of State: No questions. Motion to approve the August 11th and August 26th meeting minutes.

Governor: We have a motion for approval. All those in favor, signify by saying aye. The motion passes unanimously.

4. State Vehicle Purchases (For possible action)

Pursuant to NRS 334.010 and SAM 0304, no automobile may be purchased by any department, office, bureau, officer, or employee of the state without prior written consent of the State Board of Examiners.

AGENCY NAME	# OF VEHICLES	NOT TO EXCEED:
Department of Agriculture	1	$376,583
Nevada Department of Corrections	8	$404,059
Nevada Department of Corrections	2	$77,358
Department of Wildlife	4	$71,322
State Department of Conservation and Natural Resources – Division of Water Resources	2	$16,149

Governor: Agenda item four, *State Vehicle Purchases, for Possible Action.*

Clerk of the Board: Pursuant to NRS 334.010 and SAM 0304, no state vehicles may be purchased without prior written consent of the State Board of Examiners. The first request is from the Department of Agriculture. The department requests approval to purchase 1 vehicle for a total amount not to exceed $376,583. The next request is from the Department of Corrections. The department requests approval to purchase 8 vehicles for a total amount not to exceed $404,059. The next request is from the Department of Corrections. The department requests approval to purchase 2 vehicles for a total amount not to exceed $77,358. The next request is from the Department of Wildlife. The department requests approval to purchase 4 vehicles for a total amount not to exceed $71,322. The last request is from the State Department of Conservation and Natural Resources, Division of Water Resources. The department requests approval to purchase 2 vehicles for a total amount not to exceed $16,149. Are there any questions on these items?

Secretary of State: No questions. Motion to approve.

Governor: We have a motion for approval. All those in favor, signify by saying aye. The motion passes unanimously.

5. Authorization to Contract with a Current and/or Former State Employee (For possible action)

A. Nevada Department of Education

Pursuant to NRS 333.705, subsection 1, the department requests to contract with former employee Lori Navarrete to provide project coordinator services through statewide contract #99SWC-NV25-25408 with Marathon Staffing Group, Inc.

B. Department of Human Services – Division of Public and Behavioral Health

Pursuant to NRS 333.705, subsection 1, the department requests to contract with former employee Steven Zuchowski to provide psychiatric assessment, medication prescribing services for individuals committed to the agency for competency restoration, and training services through statewide contract #99SWC-NV20-5284 with Reliable Health Care Services.

C. Governor's Office – Nevada Athletic Commission

Pursuant to NRS 333.705, subsection 1, the commission requests to contract with current employee Mallory Triplett, a current Lieutenant with the Department of Public Safety, to provide inspection services at sanctioned events.

D. State Department of Conservation and Natural Resources – Division of Environmental Protection

Pursuant to NRS 333.705, subsection 1, the department requests to contract with former employee Angele Wetzel to provide subject matter expertise in budget and grant management support for the Division of Environmental Protection through statewide contract #99SWC-NV25-25409 with HAT Limited Partnership dba Manpower.

Governor: Agenda item five, *Authorization to Contract with a Current and/or Former State Employee, for Possible Action.* Ms. Greenameyer, we'll go ahead and take those as one item.

Clerk of the Board: There are four requests under this agenda item pursuant to NRS 353.705, subsection 1. The first request is from the Department of Education. The department requests to contract with former employee Lori Navarrete to provide project coordinator services through a statewide contract with Marathon Staffing Group, Inc.

The next request is from the Department of Human Services, Division of Public and Behavioral Health. The department requests to contract with former employee Steven Zuchowski to provide psychiatric assessment, medication prescribing services for individuals committed to the agency for competency restoration, and training services through a statewide contract with Reliable Health Care Services.

The next request is from the Governor's Office, Nevada Athletic Commission. The commission requests to contract with current employee Mallory Triplett, a current Lieutenant with the Department of Public Safety, to provide inspection services at sanctioned events.

The last request is from the State Department of Conservation and Natural Resources, Division of Environmental Protection. The department requests to contract with former employee Angele Wetzel to provide subject matter expertise in budget and grant management support for the Division of Environmental Protection through a statewide contract with Manpower. Are there any questions on these items?

Governor: Do we have any Member questions?

Secretary of State: No questions. Motion to approve item numbers 5.A-D.

Governor: Alright, we have a motion for approval. All those in favor, signify by saying aye. The motion passes unanimously.

6. Request for Designation of Bad Debt (For possible action)

Office of the State Controller

Pursuant to NRS 353C.220, the State Controller requests, on behalf of state agencies, the Board of Examiners to designate a total of $8,798,674.59 for 7,392 accounts receivables debt as bad debt deemed uncollectible and to write-off as they have been determined to be impossible or impractical to collect.

Governor: Agenda item six, *Request for Designation of Bad Debt, for Possible Action.* Ms. Greenameyer.

Clerk of the Board: This request is from the Office of the State Controller. Pursuant to NRS 353C.220, the State Controller requests, on behalf of state agencies, the Board of Examiners to designate a total of $8,798,674.59 for 7,392 accounts receivables debt, as bad debt, deemed uncollectible, and to write-off, as they have been determined to be impossible or impractical to collect. Are there any questions on this item?

Governor: Are there any questions?

Secretary of State: No questions. Motion to approve item six.

Governor: We have a motion for approval. All in favor, signify by saying aye. The motion passes unanimously.

7. Request for Approval to Pay a Tort Claim Pursuant to NRS 41.036
(For possible action)

Office of the Attorney General

Pursuant to NRS 41.036, the Office of the Attorney General submits the following Tort Claim request for approval:

Claimant:	Reed Russell
Claim No:	TC21585
Settlement Amount:	$200,000
Date of Loss:	September 26, 2023

Governor: Agenda item seven, *Request for Approval to Pay a Tort Claim Pursuant to NRS 41.036, for Possible Action.* Ms. Greenameyer.

Clerk of the Board: This request is from the Office of the Attorney General. Pursuant to NRS 41.036, the office requests the Board's approval of a tort claim settlement for claimant Reed Russell in the amount of $200,000. Are there any questions on this item?

Governor: Are there questions?

Secretary of State: No questions. Motion to approve.

Governor: Alright, we have a motion for approval. All those in favor, signify by saying aye. The motion passes unanimously.

8. Request for Exception to State Administrative Manual Policy
(For possible action)

Department of Human Services – Division of Child and Family Services – Rural Child Welfare

Pursuant to NRS 281.160 and State Administrative Manual (SAM) 0006, the division requests an exception to SAM 0204, Board of Examiners Travel Policy, and 0210, Travel Status, to allow reimbursement of per diem, lodging, and/or vehicle expenses within the 50-mile threshold for instances when emergency transport of youth facing imminent risks makes these expenditures necessary. This request augments and does not supersede the travel exception approved by the Board of Examiners at the March 12, 2024 meeting.

Governor: Agenda item eight*, Request for Exception to State Administrative Manual Policy, for Possible Action.* Ms. Greenameyer.

Clerk of the Board: This request is from the Department of Human Services, Division of Child and Family Services, Rural Child Welfare. Pursuant to NRS 281.160 and State

Administrative Manual 0006, the division requests an exception to SAM 0204 Board of Examiners Travel Policy and 0210 Travel Status, to allow for reimbursement of per diem, lodging, and/or vehicle expenses, within the 50-mile threshold, for instances when emergency transport of youth facing imminent risks makes these expenditures necessary. This request augments, and does not supersede, the travel exception approved by the Board of Examiners at the March 12, 2024 meeting. Are there any questions on this item?

Governor: Are there any questions? If none, I'll entertain a motion.

Secretary of State: No questions. Motion to approve.

Governor: We have a motion for approval. All those in favor, signify by saying aye. The motion passes unanimously.

9. Approval of Proposed Leases **(For possible action)**

Governor: Agenda item nine*, Approval of Proposed Leases, for Possible Action.* Ms. Greenameyer.

Clerk of the Board: There is one lease under this agenda item for approval by the Board. Are there any questions on this item?

Governor: Are there questions?

Secretary of State: No questions. Motion to approve.

Governor: We have a motion for approval. All those in favor, signify by saying aye. The motion passed unanimously.

10. Approval of Proposed Contracts **(For possible action)**

Governor: Agenda item 10*, Approval of Proposed Contracts, for Possible Action.*

Clerk of the Board: There are 46 contracts under this agenda item. Are there any questions on these items?

Governor: Yes, I have a question on Contract #1. Craig, are you going to speak to that?

Craig Newby: Yes, I can, Governor.

Governor: Can you just walk me through why we are dealing with this at this time, after so much debt has occurred?

Craig Newby: This is the outside counsel contract for defense of the Gaming Control Board and the Gaming Commission's efforts to deal with the prediction market industry, specifically, Kalshi, Polymarket, Robinhood, and Crypto.com suing the State and making, what we contend, are inaccurate legal arguments that the federal government regulates what they're

doing, rather than Nevada gaming law, to the extent that their prediction markets are effectively offering sport wagering.

Eleven days ago, we received a successful order from the United States Court of Appeals for the Ninth Circuit. These matters have initially started in federal court. Subsequently, during the process, the scope has expanded in terms of the work we're trying to do to protect Nevada and protect this legal issue for the State.

It has expanded in terms of seeking state enforcement actions in the First Judicial District Court, in front of Judge Woodbury, to achieve injunctions against these prediction market companies for offering what is unlicensed gaming. Those are additional matters that weren't initially contemplated within scope of this but became necessary.

Additionally, they've been providing support as we've been working to coordinate with other states throughout the country who are facing the same legal issue, making sure that the legal issue is preserved in the best way possible, that is favorable for the Gaming Control Board, and ultimately the State.

The scope has expanded with the work that's happened and expanded rather quickly as we proceed towards what I think was originally anticipated, which is the U.S. Supreme Court ultimately weighing in on the legal issue that's been raised by Kalshi about whether the Commodity Futures Trading Commission is responsible for regulating sports gaming in states, or whether it's states like Nevada, which has the gold standard.

Governor: Thank you for that. Additionally, I think the contract is to go through December 2027. Is that correct? In the narrative, it was anticipated this would be completely spent by January 2027. Is there some reason why we extended it to December?

Craig Newby: That is just the nature of where the case sits currently. I already noted we were successful at the Ninth Circuit. There is a corresponding appeal arising from New Jersey gaming regulators that they have seeked certiorari from the U.S. Supreme Court, they did that last week. Ultimately, the resolution of this case at the U.S. Supreme Court would be something that would happen sometime either the end of the 2027 term, sometime during the 2027-2028 term, but our best estimate, and certainly our hope, is sooner rather than later.

Governor: Okay, thank you – appreciate that.

Any other questions on any of the contracts?

Secretary of State: No questions. Motion to approve contracts.

Governor: We have a motion for approval. All those in favor, signify by saying aye. The motion passes unanimously.

11. Approval of Proposed Master Service Agreements (For possible action)

Governor: Agenda item 11*, Approval of Proposed Master Service Agreements, for Possible Action.* Ms. Greenameyer.

Clerk of the Board: There are 48 master service agreements under this agenda item. Are there any questions on any of these items?

Governor: None here, are there questions?

Secretary of State: No questions. Motion to approve master service agreements.

Governor: We have a motion for approval. All those in favor, signify by saying aye. The motion passes unanimously.

12. Information Item – Clerk of the Board Contracts

Pursuant to NRS 333.700, the Clerk of the Board may approve all contract transactions for amounts less than $100,000. Per direction from the September 14, 2021 meeting of the Board of Examiners, the Board wished to receive an informational item listing all approvals applicable to the new threshold ($10,000 - $99,999). Attached is a list of all applicable approvals for contracts and amendments approved from July 11, 2026 through August 7, 2026.

Governor: Agenda item 12*, Information Item – Clerk of the Board Contracts.* Ms. Greenameyer.

Clerk of the Board: There are 96 contracts within the threshold of $10,000 to $99,999 that were approved by the Clerk of the Board from July 11, 2026 through August 7, 2026. This is informational. Are there any questions?

Governor: Do we have any questions on the contracts?

Secretary of State: Just glad to see the Athletic Commission inspectors getting their fees.

13. Information Item Reports

A. Governor's Finance Office – Budget Division

Pursuant to NRS Chapter 353, the division presents a reconciled fund balance report for the Tort Claim Fund, Statutory Contingency Account, Stale Claims Account, Emergency Account, Disaster Relief Account, and the IFC Contingency Fund as of August 14, 2026, for fiscal year 2026. Additionally, a reconciliation of the Extradition Coordinator budget account has been prepared at the request of the Board.

B. Statewide Quarterly Overtime Report – Fiscal Year 2026, 4th Quarter

Pursuant to NRS 284.180, the Department of Administration, Division of Human Resource Management must prepare and submit quarterly to the Budget Division of the Office of Finance a report regarding all overtime worked by employees of the Executive Department during the quarter. The Budget Division shall transmit quarterly to the Board of Examiners the report and the analysis of the Budget Division regarding the report. This report covers the period of April 1, 2026 through June 30, 2026.

C. State Department of Conservation and Natural Resources – Division of State Lands – Annual Land Bank Report

Pursuant to NRS 321.5954, subsection 4, the State Land Registrar is required to provide the Board of Examiners with an annual report regarding lands or interests in lands transferred, sold, exchanged, or leased under the Tahoe Basin Act program. This report covers the period of July 1, 2025 through June 30, 2026.

Governor: Moving on to agenda item 13*, Information Item Reports,* and go ahead, Ms. Greenameyer.

Clerk of the Board: There are three reports under this agenda item. The first report is from the Governor's Finance Office Budget Division pursuant to NRS Chapter 353. The Division presents a reconciled fund balance report of the following accounts as of August 14, 2026. The balances are as follows: Tort Claim Fund is $221,084.07; Statutory Contingency Account $558,931.25; Stale Claims Account $1,589,443.68; Emergency Account $426,760.79; Disaster Relief Account $16,889,807.23; IFC Contingency Unrestricted General Fund $40,343,865.40; IFC Contingency Unrestricted Highway Fund $1,638,068.35; IFC Contingency Restricted General Fund $102,841,210.00; IFC Contingency Restricted Highway Fund $6,924,146.00; and Attorney General's Office, Extradition Coordinator is $213,922.48. This item is informational. Are there any questions on this item?

Governor: Are there any questions?

Secretary of State: No questions. Thank you.

Clerk of the Board: The next report is the Statewide Quarterly Overtime Report for the fourth quarter of fiscal year 2026. Pursuant to NRS 284.180, the Department of Administration, Division of Human Resource Management must prepare and submit quarterly to the Budget Division of the Office of Finance a report regarding all overtime worked by employees of the Executive Department during the quarter. This report covers the period of April 1, 2026 through June 30, 2026. This item is informational. Are there any questions on this item?

Governor: A question here. Tiffany, on the Department of Corrections, it's $11.1 million, including muster pay. Do you know what percentage of that $11 million is the muster pay?

The reason why I ask the question is just trying to determine whether the overtime is decreasing within the department or not.

Clerk of the Board: Governor, we do not have that in the report but I can get that information.

Governor: Okay, thank you.

Moving on to item 13.C.

Clerk of the Board: The last report is the State Department of Conservation and Natural Resources, Division of State Lands, Annual Land Bank Report. Pursuant to NRS 321.5954, subsection 4, the State Land Registrar is required to provide the Board of Examiners with an annual report regarding lands or interests in lands transferred, sold, exchanged, or leased under the Tahoe Basin Act program. This report covers the period of July 1, 2025 through June 30, 2026. This item is informational. Are there any questions on this item?

Governor: None here. Are there any member questions?

Secretary of State: No questions.

14. Public Comment

This public comment period is for any matter that is within the jurisdiction of the public body. No action may be taken upon a matter raised under this public comment period unless the matter itself has been specifically included on an agenda as an action item. The Chair of the Board has imposed a time limit of three minutes. Public comment may be provided in person or via telephone. To provide public comment on an item on the agenda via telephone, dial 775-321-6111 or 702-329-3435. When prompted to provide the meeting ID, please enter 891 496 242#. When the Chair opens the public comment period, dial *5 to request to be unmuted. To resolve any issues related to dialing in to provide public comment for this meeting, please call (775) 684-0222.

Governor: Agenda item 14, the second opportunity for public comment. Is there any public comment there in Carson City?

Clerk of the Board: No, sir.

Governor: Do we have any public comment here in Las Vegas? None.

Do we have anybody on the phone? None and we will close the second opportunity for public comment.

15. Adjournment **(For possible action)**

Governor: I'll make a motion for adjournment. All of those in favor, signify by saying aye. The motion passed unanimously.

Thank you everyone.

Joe Lombardo
Governor

Tiffany Greenameyer
Director

Curtis Palmer
Deputy Director

David Lenzner
Deputy Director

STATE OF NEVADA
GOVERNOR'S FINANCE OFFICE
Budget Division

209 E. Musser Street, Suite 200 | Carson City, NV 89701-4298
Phone: (775) 684-0222 | www.budget.nv.gov | Fax: (775) 684-0260

Date: September 10, 2026

To: Tiffany Greenameyer, Clerk of the Board
Governor's Finance Office

From: Tiffany Smorra, Executive Branch Budget Officer TS
Budget Division

Subject: BOARD OF EXAMINERS **ACTION** ITEM

The following describes an action item submitted for placement on the agenda of the next Board of Examiners' meeting.

DEPARTMENT OF PUBLIC SAFETY – NEVADA HIGHWAY PATROL DIVISION

Agenda Item Write-up:

Pursuant to NRS 334.010, the department requests approval to purchase 50 replacement vehicles for a total amount not to exceed $2,808,373.

Additional Information:

The department is requesting to purchase 43 Sport Utility Vehicles and seven pickup truck replacement vehicles for law enforcement activities that have exceeded the mileage or age requirements for replacement. Funding was approved during the 2025 Legislative Session through Assembly Bill 576, section 10.

Statutory Authority:

NRS 334.010

REVIEWED: _____

ACTION ITEM: _____

Joe Lombardo
Governor

George Togliatti
Director

Kristi Defer
Deputy Director

Michael Edgell
Colonel

Nevada Department of
Public Safety
Dedication Pride Service

Nevada Highway Patrol
Headquarters
555 Wright Way
Carson City, Nevada 89711
Telephone (775) 687-5300 / Fax (775) 684-4379

Memorandum

DATE: Thursday, July 30, 2026

TO: Tiffany Smorra, Executive Branch Budget Officer I
Governor's Finance Office, Budget Office

THRU: Jennifer Ramos, Senior Fiscal Officer
Department of Public Safety, Director's Office

FROM: Crystal Novotny, ASO III, DPS / Nevada Highway Patrol
Denny Gortari, ASO III, DPS / Nevada Highway Patrol

SUBJECT: Board of Examiners Request for Vehicle Purchase Approval

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The Department of Public Safety (DPS) Nevada Highway Patrol (NHP) is requesting approval from the Board of Examiners (BOE) to purchase 50 one shot replacement vehicles to be purchased in FY 2027 totaling $2,808,372.15 pursuant to Assembly Bill 576 of the 2025–2027 Legislative Session, passed and signed into law. This request is submitted in accordance with SAM 1316, which establishes that state vehicles are eligible for replacement when they are at least 10 years old or have exceeded 100,000 miles for sedans or 125,000 miles for SUVs, vans, and trucks. The vehicles requested include police package configurations as authorized under SAM 1314, which are operationally necessary for patrol enforcement and officer safety. DPS respectfully requests placement on the September 8, 2026, Board of Examiners agenda for approval.

Board of Examiners Request for Approval to Purchase a
State Vehicle Pursuant to NRS 334.010

Agency Name: Nevada Highway Patrol	**Budget Account #:** 4713
Contact Name: Denny Gortari	**Telephone Number:** 775-684-4825

Pursuant to NRS 334.010, agencies must receive prior written consent to purchase State vehicles. This applies to all new and used vehicles. Please provide the following information:

Number of vehicles requested: 50 **Amount of the request:** $ 2,808,372.15

Is the requested vehicle(s) new or used: New

Type of vehicle(s) purchasing e.g. compact sedan, intermediate sedan, SUV, pick up, etc.:

42- Police Interceptor Utility and 7-F150 Police Responders, 1- SUV Tahoe

Mission of the requested vehicle(s): Law Enforcement

Were funds legislatively approved for the request? [X] **Yes** [ ] **No**	**If yes, please provide the decision unit number:** E710, AB 576, Section 10 of the 2025 Legislative Session **If no, please explain how the vehicles will be funded?**

Is the requested vehicle(s) an addition to an existing fleet or replacement vehicle(s):

[ ] ___ **Addition(s)** [X] 50 **Replacement(s)**

Does the requested vehicle(s) comply with requirements pursuant to SAM 1314? If not, please explain.

Yes

Please Complete for Replacement Vehicles Only: (For type of vehicle, i.e., compact sedan, intermediate sedan, SUV, pick up, etc.)	Does this request meet the replacement schedule criteria pursuant to SAM 1316? If no, explain why the vehicle is being replaced.
Current Vehicle Information:	Yes
Vehicle #1 Model Year:	
Odometer Reading: See Exhibit A	
Type of Vehicle:	
Vehicle #2 Model Year:	If the replacement vehicle is an upgrade to the existing vehicle, explain the need for the upgrade.
Odometer Reading:	NA
Type of Vehicle:	
Please attach an additional sheet if necessary	

APPOINTING AUTHORITY APPROVAL:

Jennifer Ramos	ASO IV	08/24/26
Agency Appointing Authority	Title	Date

BOARD OF EXAMINERS' APPROVAL:

[ ] Approved for Purchase [ ] Not Approved for Purchase

Board of Examiners Date

Revised 1/2020

REPLACEMENT EQUIPMENT REQUEST
FISCAL YEAR 2027

Budget Account #: 4713
Budget Account Title: Nevada Highway Patrol

EXHIBIT A
AB 576

Dec. Unit	Cat.	Object Code (GL)	Equipment Type	Item Requested	2026 Cost	2027 Cost	Item being Replaced	State ID #	Updated Miles	Proj End Life Date	Proj End Life Year	Month /Year Purchased	Condition / Reason for Replacement
E710	16	8360	Vehicle	Utility		$ 53,705.00	20243	377108	87,640	9/24/2026	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20283	375458	113,655	8/6/2026	2027	Jun-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	21210	381407	107,993	12/17/2026	2027	Dec-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	21211	381406	119,328	3/30/2027	2027	Dec-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	21358	375641	97,303	3/25/2027	2027	Jan-21	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	22103	391467	126,954	10/1/2026	2027	Aug-22	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	22263	391472	125,705	1/28/2027	2027	Aug-22	SAM1316
E710	16	8360	Vehicle	Pickup		$ 61,515.25	20060	375443	127,154	10/15/2026	2027	Feb-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	18179	362318	102,840	8/27/2026	2027	Jun-18	SAM1316
~~E710~~	~~16~~	~~8360~~	~~Vehicle~~	~~Utility~~	-	~~$ 53,705.00~~	~~19017~~	~~369962~~	~~70,757~~	~~3/4/2027~~	~~2027~~	~~Jul-19~~	~~SAM1316~~
E710	16	8360	Vehicle	Utility		$ 53,705.00	20020	375452	108,009	11/5/2026	2027	Jun-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20051	375453	130,684	10/22/2026	2027	Jun-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20120	377190	116,391	12/17/2026	2027	Jan-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20133	377186	107,654	7/2/2026	2027	Jan-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20136	377187	103,526	7/16/2026	2027	Jan-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20142	375457	120,239	10/8/2026	2027	Jun-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20145	375455	113,436	4/1/2027	2027	Jun-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20208	377048	115,426	1/28/2027	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20226	377041	116,239	1/7/2027	2027	Apr-20	SAM1316
~~E710~~	~~16~~	~~8360~~	~~Vehicle~~	~~Utility~~	-	~~$ 53,705.00~~	~~20275~~	~~377313~~	~~81,554~~	~~5/13/2027~~	~~2027~~	~~Jul-20~~	~~SAM1316~~
E710	16	8360	Vehicle	Utility		$ 53,705.00	20276	377037	111,989	1/7/2027	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	SUV		$ 53,705.00	20282	377054	107,975	1/14/2027	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	F150		$ 53,705.00	20287	377033	119,985	7/9/2026	2027	Apr-20	SAM1316
~~E710~~	~~16~~	~~8360~~	~~Vehicle~~	~~Utility~~	-	~~$ 53,705.00~~	~~20288~~	~~375697~~	~~96,273~~	~~2/11/2027~~	~~2027~~	~~Feb-20~~	~~SAM1316~~
E710	16	8360	Vehicle	SUV		$ 53,705.00	20295	377055	98,688	2/25/2027	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20328	377061	108,253	6/10/2027	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20330	377065	92,812	3/18/2027	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20339	377060	122,948	7/16/2026	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	F150		$ 53,705.00	20367	377074	102,624	1/28/2027	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20379	377072	121,448	5/27/2027	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20383	377068	105,243	5/13/2027	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20385	377069	115,744	12/17/2026	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	21314	375680	116,273	8/27/2026	2027	Mar-21	SAM1316
E710	16	8360	Vehicle	Utility		$ 56,824.00	21106	375625	103,651	5/27/2027	2027	Jan-21	SAM1316
E710	16	8360	Vehicle	Pickup		$ 61,515.25	18038	365953	122,420	8/6/2026	2027	Nov-18	SAM1316
E710	16	8360	Vehicle	Pickup		$ 61,515.25	18182	365962	112,549	12/3/2026	2027	Nov-18	SAM1316
E710	16	8360	Vehicle	Pickup		$ 61,515.25	20067	375503	103,452	5/6/2027	2027	Aug-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	18131	363182	101,372	5/13/2027	2027	Aug-18	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	18276	361680	126,608	9/3/2026	2027	May-18	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	19056	369030	101,405	2/18/2027	2027	Apr-19	SAM1316
E710	16	8360	Vehicle	F150		$ 53,705.00	20050	372385	88,268	4/15/2027	2027	Jan-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20114	375407	96,696	4/22/2027	2027	Jan-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20123	375404	87,931	8/27/2026	2027	Jan-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20127	375408	101,538	12/10/2026	2027	Jan-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20135	377112	120,808	10/29/2026	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20177	377116	102,531	5/20/2027	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20215	377115	120,221	7/23/2026	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	Utility		$ 53,705.00	20218	377111	113,420	11/26/2026	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	SUV		$ 53,705.00	20268	377126	120,079	4/15/2027	2027	Apr-20	SAM1316
E710	16	8360	Vehicle	SUV		$ 53,705.00	20274	377119	99,357	11/5/2026	2027	Apr-20	SAM1316
~~E710~~	~~16~~	~~8360~~	~~Vehicle~~	~~Utility~~	-	~~$ 53,705.00~~	~~20280~~	~~377118~~	~~95,454~~	~~7/2/2026~~	~~2027~~	~~Apr-20~~	~~SAM1316~~
~~E710~~	~~16~~	~~8360~~	~~Vehicle~~	~~Utility~~	-	~~$ 53,705.00~~	~~20351~~	~~377134~~	~~83,807~~	~~11/19/2026~~	~~2027~~	~~Apr-20~~	~~SAM1316~~
E710	16	8360	Vehicle	Pickup		$ 61,515.25	14310	337915	87,480	9/24/2026	2027	Jan-14	SAM1316 10 YR
E710	16	8360	Vehicle	Pickup		$ 61,515.25	18010	365950	130,915	1/7/2027	2027	Nov-18	SAM1316
~~E710~~	~~16~~	~~8360~~	~~Vehicle~~	~~Pickup~~	-	~~$ 61,515.25~~	~~18030~~	~~365951~~	~~108,438~~	~~11/5/2026~~	~~2027~~	~~Nov-18~~	~~SAM1316~~
~~E710~~	~~16~~	~~8360~~	~~Vehicle~~	~~Pickup~~	-	~~$ 61,515.25~~	~~20163~~	~~377335~~	~~94,948~~	~~6/30/2027~~	~~2027~~	~~Aug-20~~	~~SAM1316~~
E710	16	8360	Vehicle	Pickup		$ 61,515.25	20186	375450	118,324	3/4/2027	2027	Feb-20	SAM1316

2027 Budget	$ 3,134,596.25	
Vehicles moved to 2028 replacement schedule (crossed out in red)	$ (391,555.50)	2 Pickups, 5 Police Interceptors
	$ 2,743,040.75	Diff on Vehicle Order Form is 2027 Pricing

Vehicle Order Information Form

Does this vehicle meet "Smart Way or Smart Way Elite" requirements? If not, agency must fill out Vehicle Order Justification Sheet.

Please print out this page and complete all fields.

Vehicle Item No., Make, Model & No.:	2027 FORD POLICE F150 RESPONDER (Elko)		
Dealer Name:	Corwin Ford		
Delivery Location:	Nevada Highway Patrol, 357 Hammill Lane Reno, NV 89511		
Vehicle Colors:	Exterior: Iconic Silver	Interior: Black	☒ Cloth ☐ Vinyl

	Quantity	Unit Cost	Total Cost
BASE PRICE (Reno, Carson City or Las Vegas delivery)	1	$57,487.95	$57,487.95
SPECIFY OPTIONS: (description)			
Upfitting Police Package	1	$2,680.00	$2,680.00
		$	
		$	
		$	
		$	
		$	
		$	
DELIVERY COST: (If other than Reno\Carson or Las Vegas)	1	0	$ 0.00
Total purchase price with options	1		$60,167.95
DMV Title and DRS Fees	1	$28.25	$ 28.25
		GRAND TOTAL:	$60,196.20

Registered Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
Legal Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
County Vehicle Based In:	Elko County
Name & Phone of Person to contact when vehicle is ready for delivery:	Denny Gortari Fleet Administrator/ASO 3 NHP 775-684-4825

Vehicle Order Information Form

Does this vehicle meet "Smart Way or Smart Way Elite" requirements? If not, agency must fill out Vehicle Order Justification Sheet.

Please print out this page and complete all fields.

Vehicle Item No., Make, Model & No.:	2027 FORD POLICE F150 RESPONDER (Reno)		
Dealer Name:	Corwin Ford		
Delivery Location:	Nevada Highway Patrol, 357 Hammill Lane Reno, NV 89511		
Vehicle Colors:	Exterior: Iconic Silver	Interior: Black	☒ Cloth ☐ Vinyl

	Quantity	Unit Cost	Total Cost
BASE PRICE (Reno, Carson City or Las Vegas delivery)	3	$57,487.95	$172,463.85
SPECIFY OPTIONS: (description)			
Upfitting Police Package	3	$2,680	$8,040.00
		$	
		$	
		$	
		$	
		$	
		$	
DELIVERY COST: (If other than Reno\Carson or Las Vegas)		$	
Total purchase price with options	3		$180,503.85
DMV Title and DRS Fees	3	$ 28.25	$ 84.75
		GRAND TOTAL:	$180,588.60

Registered Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
Legal Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
County Vehicle Based In:	Washoe County
Name & Phone of Person to contact when vehicle is ready for delivery:	Denny Gortari Fleet Administrator/ASO 3 NHP 775-684-4825

Vehicle Order Information Form

Does this vehicle meet "Smart Way or Smart Way Elite" requirements? If not, agency must fill out Vehicle Order Justification Sheet.

Please print out this page and complete all fields.

Vehicle Item No., Make, Model & No.:	2027 FORD POLICE F150 RESPONDER (Las Vegas)		
Dealer Name:	Corwin Ford		
Delivery Location:	Nevada Highway Patrol, 357 Hammill Lane Reno, NV 89511		
Vehicle Colors:	Exterior: Iconic Silver	Interior: Black	☒ Cloth ☐ Vinyl

	Quantity	Unit Cost	Total Cost
BASE PRICE (Reno, Carson City or Las Vegas delivery)	3	$57,487.95	$172,463.85
SPECIFY OPTIONS: (description)			
Upfitting Police Package	3	$3,155.00	$9,465.00
		$	
		$	
		$	
		$	
		$	
		$	
DELIVERY COST: (If other than Reno\Carson or Las Vegas)		$	
Total purchase price with options	3		$181,928.85
DMV Title and DRS Fees	3	$ 28.25	$ 84.75
		GRAND TOTAL:	$182,013.60

Registered Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
Legal Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
County Vehicle Based In:	Clark County
Name & Phone of Person to contact when vehicle is ready for delivery:	Denny Gortari Fleet Administrator/ASO 3 NHP 775-684-4825

Corwin RENO | Ford PRO Commercial Vehicle Center

QUOTE: 36196

Sales • Service • Used Cars & Trucks

11111 S Virginia St.
Reno, NV 89511

Phone: 775-328-9011

Customer #NEVADA HIGHWAY PATROL

Sold to:

Address:

City, State &
Zip Code

VIN	Year	Make	Model
		Ford	RESPONDER
Salesperson	Deal #		PO #
DENNIS TAGLIARINO	07/21/2026		

2027 FORD F150 RESPONDER CREW CAB 4X4
ICONIC SILVER EXT/ POLICE BLACK INT
CHROME FRONT/ REAR BUMPERS
BLACK PLATFORM RUNNING BOARDS
DRIVERS SIDE SPOT LAMP/ FOG LAMPS
TRAILER BRAKE/ PRIVACY GLASS W/ DEFROST

TRUCK COST $53,785.00 PLUS $28.25 TITLE FEE
TONNEAU W/ BED SLIDE COLOR MATCH $3702.95
EMERGENCY UPFITTING NORTHERN NV $2680.00
EMERGENCY UPFITTING SOUTHERN NV $3155.00

DELIVERY TO ELKO/ VEGAS INCLUDED

Thank you for your business!

Vehicle Order Information Form

Does this vehicle meet "Smart Way or Smart Way Elite" requirements? If not, agency must fill out Vehicle Order Justification Sheet.

Please print out this page and complete all fields.

Vehicle Item No., Make, Model & No.:	2027 FORD POLICE INTERCEPTOR UTILITY (Elko)		
Dealer Name:	Corwin Ford		
Delivery Location:	Nevada Highway Patrol, 357 Hammill Lane Reno, NV 89511		
Vehicle Colors:	Exterior: Iconic Silver	Interior: Black	☒ Cloth ☐ Vinyl

	Quantity	Unit Cost	Total Cost
BASE PRICE (Reno, Carson City or Las Vegas delivery)	7	$52,285.00	$365,995.00
SPECIFY OPTIONS: (description)			
Upfitting Police Package	7	$2,680.00	$18,760.00
		$	
		$	
		$	
		$	
		$	
		$	
DELIVERY COST: (If other than Reno\Carson or Las Vegas)			
Total purchase price with options	7		$384,755.00
DMV Title and DRS Fees	7	$28.25	$ 197.75
		GRAND TOTAL:	$384,952.75

Registered Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
Legal Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
County Vehicle Based In:	Elko County
Name & Phone of Person to contact when vehicle is ready for delivery:	Denny Gortari Fleet Administrator/ASO 3 NHP 775-684-4825

Vehicle Order Information Form

Does this vehicle meet "Smart Way or Smart Way Elite" requirements? If not, agency must fill out Vehicle Order Justification Sheet.

Please print out this page and complete all fields.

Vehicle Item No., Make, Model & No.:	2027 FORD POLICE INTERCEPTOR UTILITY (Reno)		
Dealer Name:	Corwin Ford		
Delivery Location:	Nevada Highway Patrol, 357 Hammill Lane Reno, NV 89511		
Vehicle Colors:	Exterior: Iconic Silver	Interior: Black	☒ Cloth ☐ Vinyl

	Quantity	Unit Cost	Total Cost
BASE PRICE (Reno, Carson City or Las Vegas delivery)	13	$52,285.00	$679,705.00
SPECIFY OPTIONS: (description)			
Upfitting Police Package	13	$2,680.00	$34,840.00
		$	
		$	
		$	
		$	
		$	
		$	
DELIVERY COST: (If other than Reno\Carson or Las Vegas)			
Total purchase price with options	13		$714,545.00
DMV Title and DRS Fees	13	$28.25	$ 367.25
		GRAND TOTAL:	$714,912.25

Registered Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
Legal Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
County Vehicle Based In:	Washoe County
Name & Phone of Person to contact when vehicle is ready for delivery:	Denny Gortari Fleet Administrator/ASO 3 NHP 775-684-4825

Vehicle Order Information Form

Does this vehicle meet "Smart Way or Smart Way Elite" requirements? If not, agency must fill out Vehicle Order Justification Sheet.

Please print out this page and complete all fields.

Vehicle Item No., Make, Model & No.:	2027 FORD POLICE INTERCEPTOR UTILITY (LV)		
Dealer Name:	Corwin Ford		
Delivery Location:	Nevada Highway Patrol, 357 Hammill Lane Reno, NV 89511		
Vehicle Colors:	Exterior: Iconic Silver	Interior: Black	☒ Cloth ☐ Vinyl

	Quantity	Unit Cost	Total Cost
BASE PRICE (Reno, Carson City or Las Vegas delivery)	22	$52,285.00	$1,150,270.00
SPECIFY OPTIONS: (description)			
Upfitting Police Package	22	$3,155.00	$69,410.00
		$	
		$	
		$	
		$	
		$	
		$	
DELIVERY COST: (If other than Reno\Carson or Las Vegas)			
Total purchase price with options	22		$1,219,680.00
DMV Title and DRS Fees	22	$28.25	$ 621.50
		GRAND TOTAL:	$1,220,301.50

Registered Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
Legal Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
County Vehicle Based In:	Clark County
Name & Phone of Person to contact when vehicle is ready for delivery:	Denny Gortari Fleet Administrator/ASO 3 NHP 775-684-4825

Corwin RENO | Ford PRO Commercial Vehicle Center

QUOTE: 36189

Sales • Service • Used Cars & Trucks

11111 S Virginia St.
Reno, NV 89511

Phone: 775-328-9011

Customer # Nevada Highway Patrol

Sold to:

Address:

City, State &
Zip Code

VIN	Year	Make	Model
		Ford	Interceptor

Salesperson	Deal #	PO #
DENNIS TAGLIARINO		

2027 INTERCEPTOR PIU AWD 500A 07/20/2026

SILVER GREY METALLIC EXT/ ONYX INT
CLOTH BUCKETS/ VINYL REAR
3.0 LTR ECOBOOST/ 10 SPEED TRANS
CARPET FLOOR/ 50 STATE EMISSIONS
SPOT LAMP DUAL/ NOISE SUPRESS STRAPS
SIDE MARKER LIGTS/ 1/4 SIZE PIC IN DISPLAY

TOTAL COST $52,285 PLUS $28.25 TITLE FEE
EMERGENCY UPFITTING COST $3155.00 SOUTHERN
EMERGENCY UPFITTING COST $2680.00 NORTHERN
DELIVERY TO ELKO AND VEGAS INCLUDED

Thank you for your business!

Vehicle Order Information Form

Does this vehicle meet "Smart Way or Smart Way Elite" requirements? If not, agency must fill out Vehicle Order Justification Sheet.

Please print out this page and complete all fields.

Vehicle Item No., Make, Model & No.:	Chevy PPV – Patrol (2027) 1.2A Sport Utility 4 Wheel Drive "PPV" Patrol Specific		
Dealer Name:	Champion Chevrolet		
Delivery Location:	Nevada Highway Patrol, 357 Hammill Lane Reno, NV 89511		
Vehicle Colors:	Exterior: Silver	Interior: Black	☒ Cloth ☐ Vinyl

	Quantity	Unit Cost	Total Cost
BASE PRICE (Reno, Carson City or Las Vegas delivery)	1	$57,953.00	$57,953.00
SPECIFY OPTIONS: (description)			
Upfitting Build	1	$3,155.00	$3,155.00
Police Package	1	$4,271.00	$4,271.00
		$	
		$	
		$	
		$	
		$	
DELIVERY COST: (If other than Reno\Carson or Las Vegas)		$	
Total purchase price with options	1		$65,379.00
DMV Title and DRS Fees	1	$28.25	$ 28.25
		GRAND TOTAL:	$65,407.25

Registered Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
Legal Owner:	Agency Name & Address: DPS/ State Police/ Nevada Highway Patrol 555 Wright Way Carson City, Nevada 89711
County Vehicle Based In:	Clark County
Name & Phone of Person to contact when vehicle is ready for delivery:	Denny Gortari Fleet Administrator/ASO 3 NHP 775-684-4825

CHAMPION CHEVROLET

Bid # 99SWC-S3138

Item # 1.2A - Sport Utility 4 Wheel Drive "PPV" – Patrol Spec(2027)

• Base Price -	$57,953.00
• Silver Ice Metallic	$700.00
• Front Aux Dome Lamp	$170.00
• Additional Key Package	STD
• Liftgate Warning Lamps	$565.00
• DRL Delete	$50.00
• Rear Window Sitch Inop	$57.00
• Reno Door Locks/Handles Inop	$62.00
• Spotlamps LED L & R Side	$1,600.00
• Wiring Grill Lamps/Sire Speakers	$92.00
• Wiring, Horn/Siren Circuit	$55.00
• Single Key System	$25.00
• Safety Package	$895.00
• Sierra Electronics	$3,155.00
• Nevada DRS/Title Fee	$28.25
• Total	$65,407.25

Highlighted items represent Police Package options totaling $ 4,271.00

Fleet Manager

Kyle M. Outland

800 Kietzke Lane • Reno, Nevada 89502-2095
P.O. Box 7277 • Reno, Nevada 89510-7277 • (775) 786-3111 • Fax (775) 786-4397
www.championchevroletreno.com

Joe Lombardo
Governor

Tiffany Greenameyer
Director

Curtis Palmer
Deputy Director

David Lenzner
Deputy Director

STATE OF NEVADA
GOVERNOR'S FINANCE OFFICE
Budget Division

209 E. Musser Street, Suite 200 | Carson City, NV 89701-4298
Phone: (775) 684-0222 | www.budget.nv.gov | Fax: (775) 684-0260

Date: September 17, 2026

To: Tiffany Greenameyer, Clerk of the Board
Governor's Finance Office

From: Dustin Speed, Executive Branch Budget Officer DS
Budget Division

Subject: BOARD OF EXAMINERS **ACTION** ITEM

The following describes an action item submitted for placement on the agenda of the next Board of Examiners' meeting.

DEPARTMENT OF AGRICULTURE

Agenda Item Write-up:

Pursuant to NRS 334.010, the department requests approval to purchase one replacement vehicle for a total amount not to exceed $81,015.

Additional Information:

The department is requesting to purchase one pick-up truck which replaces a pick-up truck that has exceeded the mileage and age requirements for replacement. Funding was approved during the 2025 Legislative Session.

Statutory Authority:

NRS 334.010

REVIEWED: DS

ACTION ITEM: _____

JOE LOMBARDO
Governor

STATE OF NEVADA

J.J. GOICOECHEA, DVM
Director

Las Vegas Office:
2300 East St. Louis Ave.
Las Vegas, NV 89104-4211
(702) 668-4590
Fax (702) 668-4567

Elko Office:
4780 East Idaho Street
Elko, NV 89801-4672
(775) 753-1360
Fax (775) 738-2639

DEPARTMENT OF AGRICULTURE
405 South 21st Street
Sparks, Nevada 89431-5557
Telephone (775) 353-3601 Fax (775) 353-3661
Website: http://www.agri.nv.gov

To:	Dustin Speed, Executive Branch Budget Officer I
From:	Cathy Balcon, Administrator, Administrative Services Division
CC:	Douglas Farris, Deputy Director
	William Striejewske, Administrator, Division of Measurement Standards
Date:	August 26, 2026
Subject:	Vehicle Request for Budget Account 4551

Attached for your review and approval is a Board of Examiners Request for Approval to Purchase a State Vehicle form. This request is for one replacement state vehicle approved for purchase by the 83rd Legislative Session.

The Department is requesting to purchase the following vehicle:

One (1) 2027 Ford F-550 Chassis for $81,014.80.

The purchasing of the new vehicle will replace the current state vehicle (State ID# EX66934) that has reached the age and mileage requirements for replacement.

For Measurement Standards to continue ongoing needed operation and completion of all state regulatory duties there are several added options that this vehicle requires. The additional information below provides justification.

The Measures Standards Division requires a new pickup truck with enhanced towing capability to support livestock scale inspections across rural northwestern Nevada. The vehicle must safely tow a gooseneck trailer weighing up to 30,000 pounds, which includes ten 1,000-pound test weights, a 5,500-pound skid steer, and the trailer's own weight. The 6.7L Power Stroke V8 Diesel engine meets the required towing capacity. Additional features, including a backup camera, a high-capacity trailer tow package with payload upgrades, and a trailer brake controller, are necessary to ensure safe maneuverability when operating the truck and trailer in remote field locations.

The vehicle will frequently travel on unpaved, rutted, and washed-out roads and must access scales located anywhere on ranch properties in all Nevada weather conditions. To ensure durability and performance in these environments, the truck requires skid plates, a full-size spare tire, an engine block heater, Max Trac tires, and a ratio-limited slip axle.

The vehicle must also be equipped with cloth seats and chrome bumpers, grille, and wheels. Cloth seats are necessary due to regular operation in rural and off-road environments. Cloth provides better temperature comfort in extreme heat and cold, reduces slipping during frequent entry and exit, and offers increased durability against dirt, dust, and moisture common in fieldwork. Cloth also avoids cracking or peeling that can occur with vinyl or leather under prolonged outdoor exposure.

Chrome bumpers, grille, and wheels are recommended for increased durability and visibility. Chrome surfaces resist corrosion from mud, moisture, and debris encountered on unpaved roads. Their higher visibility improves safety during field operations, making the vehicle easier to see in low-light or dusty conditions. Additionally, chrome components offer longer service life and reduce maintenance or replacement costs over time, enhancing safety, operational efficiency, and driver comfort.

Board of Examiners Request for Approval to Purchase a
State Vehicle Pursuant to NRS 334.010

Agency Name: Nevada Department of Agriculture	**Budget Account #:** 4551
Contact Name: William Striejewske	**Telephone Number:** (775) 353-3726

Pursuant to NRS 334.010, agencies must receive prior written consent to purchase State vehicles. This applies to all new and used vehicles. Please provide the following information:

Number of vehicles requested: 1 **Amount of the request:** $81,014.80

Is the requested vehicle(s) new or used:

Type of vehicle(s) purchasing e.g. compact sedan, intermediate sedan, SUV, pick up, etc.:

Mission of the requested vehicle(s): Division of Measurement Standards, used for testing livestock scales.

Were funds legislatively approved for the request?	**If yes, please provide the decision unit number:** E710
[X] **Yes** [ ] **No**	**If no, please explain how the vehicles will be funded?**

Is the requested vehicle(s) an addition to an existing fleet or replacement vehicle(s):

[ ] ____ **Addition(s)** [X] 1 **Replacement(s)**

Does the requested vehicle(s) comply with requirements pursuant to SAM 1314? If not, please explain.

Yes, both for age and mileage.

Please Complete for Replacement Vehicles Only: (For type of vehicle, i.e., compact sedan, intermediate sedan, SUV, pick up, etc.)	Does this request meet the replacement schedule criteria pursuant to SAM 1316? If no, explain why the vehicle is being replaced.
Current Vehicle Information: Vehicle #1 Model Year: 2016 Odometer Reading: 98,653 Type of Vehicle: Heavy Duty Pickup Truck	Yes
Vehicle #2 Model Year: Odometer Reading: Type of Vehicle:	If the replacement vehicle is an upgrade to the existing vehicle, explain the need for the upgrade.
Please attach an additional sheet if necessary	

APPOINTING AUTHORITY APPROVAL:

Agency Appointing Authority	Deputy Director	09-02-2026
	Title	Date

BOARD OF EXAMINERS' APPROVAL:

[ ] Approved for Purchase [ ] Not Approved for Purchase

Board of Examiners	Date

Revised 1/2020

Vehicle Order Information Form

Does this vehicle meet "Smart Way or Smart Way Elite" requirements? If not, agency must fill out Vehicle Order Justification Sheet.

Please print out this page and complete all fields.

Vehicle Item No., Make, Model & No.:	2027 Ford F-550 Chassis		
Dealer Name:	Gallagher Ford, Inc.		
Delivery Location:	Elko, NV		
Vehicle Colors:	Exterior: Sterling Gray Metallic	Interior: Medium Dark Slate	X Cloth ☐ Vinyl

	Quantity	Unit Cost	Total Cost
BASE PRICE (Reno, Carson City or Las Vegas delivery)	1	$ 54,076.00	$54,076.00
SPECIFY OPTIONS: (Broken out below)			
Cloth seats	1	$315.00	$315.00
6.7L Power Stroke V8 Diesel	1	$10,995.00	$10,995.00
225/70R19.5G BSW Max Trac Tire	1	$215.00	$215.00
4.30 Ratio Limited Slip Axle	1	$395.00	$395.00
Platform Running Boards	1	$445.00	$445.00
Engine Block Heater	1	$250.00	$250.00
Skid Plates	1	$150.00	$150.00
Spare Tire and Wheel	1	$350.00	$350.00
Trailer Brake Controller	1	$300.00	$300.00
High-Capacity Trailer Tow Package	1	$580.00	$580.00
Payload Plus Upgrade Package	1	$1,155.00	$1,155.00
Rear View Camera & Prep Kit	1	$515.00	$515.00
XL Chrome Package	1	$425.00	$425.00
Destination & Delivery	1	$2,795.00	$2,795.00

Flatbed Kit, including 9'4" PJ GB Flatbed DRW, Flatbed Mounting Kit, 18x18x30 Weather Guard Underbody Box, Installation	1	$7,665.55	$7,665.55
Transport from SLC to Elko, NV			$360.00
DMV Title and DRS Fee's			$28.25
GRAND TOTAL:			$81,014.80

Registered Owner:	Agency Name & Address: Department of Agriculture 405 South 21st Street Sparks, NV 89431
Legal Owner:	Agency Name & Address: Department of Agriculture 405 South 21st Street Sparks, NV 89431
County Vehicle Based In:	Elko
Name & Phone of Person to contact when vehicle is ready for delivery:	William Striejewske wstriejewske@agri.nv.gov 775-353-3726

Gallagher FORD

Date: 8/6/2026
Salesperson: Susan Grimes
Manager: Susan Grimes
Customer ID #: 388075

FOR INTERNAL USE ONLY

CUSTOMER STATE OF NEVADA DEPT OF AGRICULT — Home Phone : (775) 738-8075

Address : 405 S 21ST ST
SPARKS, NV 89431-5557
WASHOE

Work Phone :

E-Mail :

Cell Phone :

VEHICLE

Stock # : ORDERA003 New / Used : New VIN : Mileage: 0

Vehicle : 2027 Ford F-550 Chassis Color :

Type : XL 4x4 SD Crew Cab 179 in. WB DRW

Body Size : Style : Weight : 0 Unit Class :

Market Value Selling Price	82,375.00
Discount	9,414.00
Adjusted Price	72,961.00
9 FOOT PJ FLAT BED	7,665.55
TRANSPORT FROM SLC TO ELKO	360.00
Total Purchase	80,986.55
Non Tax Fees	28.25
Balance	81,014.80

Customer Approval: _____ Management Approval: _____

By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.

Preview Order A003 - W5H 4x4 Crew Chas Cab DRW: Order Summary Time of Preview: 08/06/2026 17:05:06 Receipt: 8/4/2026

Dealership Name: Gallagher Ford, Inc. **Sales Code :** F56567

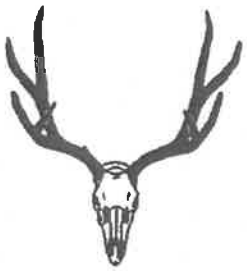
Dealer Rep.	Susan Grimes	**Type**	Fleet	**Vehicle Line**	Superduty	**Order Code**	A003
Customer Name	NV DEPT OF AG	**Priority Code**	J5	**Model Year**	2027	**Price Level**	715

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F550 4X4 CREW CHAS CAB DRW/179	$63490	TRAILER BRAKE CONTROLLER	$300
179 INCH WHEELBASE	$0	HIGH CAPACITY TRAILER TOW PKG	$580
TOTAL BASE VEHICLE	$63490	JACK	$0
ICONIC SILVER METALLIC	$0	PAYLOAD PLUS UPGRADE PACKAGE	$1155
CLOTH 40/20/40 SEAT	$315	DUAL BATTERY	$0
MEDIUM DARK SLATE	$0	REAR VIEW CAMERA & PREP KIT	$515
PREFERRED EQUIPMENT PKG.660A	$0	CONN PKG:1 YR INCL W/FORD APP	$0
.XL TRIM	$0	SECURITY PACKAGE: 1 YR INCL	$0
.AIR CONDITIONING -- CFC FREE	$0	XL CHROME PACKAGE	$425
.AM/FM STEREO MP3/CLK	$0	.BACKGLASS DEFROST	$0
6.7L POWER STROKE V8 DIESEL	$10995	.POWER SLIDING REAR WINDOW	$0
10-SPEED AUTO TORQSHIFT	$0	.FOG LAMPS	$0
225/70R19.5G BSW MAX TRAC TIRE	$215	.REMOTE START SYSTEM	$0
4.30 RATIO LIMITED SLIP AXLE	$395	.PRIVACY GLASS	$0
FORD FLEET SPECIAL ADJUSTMENT	$0	SPECIAL DEALER ACCOUNT ADJUSTM	$0
FRONT LICENSE PLATE BRACKET	$0	SPECIAL FLEET ACCOUNT CREDIT	$0
PLATFORM RUNNING BOARDS	$445	FUEL CHARGE	$0
19550# GVWR PACKAGE	$0	NET INVOICE FLEET OPTION (B4A)	$0
ENGINE BLOCK HEATER	$250	PRICED DORA	$0
SKID PLATES	$150	ADVERTISING ASSESSMENT	$0
50 STATE EMISSIONS	$0	DESTINATION & DELIVERY	$2795
SPARE TIRE AND WHEEL	$350		

	MSRP
TOTAL BASE AND OPTIONS	$82375
DISCOUNTS	NA
TOTAL	$82375

ORDERING FIN: QS062 **END USER FIN:** QS062

Tall Boy Truck Equipment
2475 S 2570 W
West Valley City, UT 84119
+13852490540
office@tallboytruckequipment.com



Estimate

ADDRESS
Gallagher Ford

ESTIMATE # 7046
DATE 07/30/2026

VEHICLE
60" CA DRW

	DESCRIPTION	QTY	RATE	AMOUNT
GB-03976034SD	9'4" PJ GB Flatbed DRW 24,000 LB bumper pull 30,000 LB gooseneck Powder coated black	1	5,307.00	5,307.00
FB-MountingKit	Flatbed Mounting Kit: Mud flaps, Hardware, Wood Strings, Channel, Wiring, Fuel Lines, Pitched Camera Bracket	1	245.00	245.00
WG-530-5-02	18 X 18 X 30 WEATHER GUARD UNDERBODY BOX, BLACK STEEL	2	696.00	1,392.00
Labor-TR	Installation of flatbed, factory backup camera, and 2 underbody boxes	9	125.00	1,125.00

Thank you and have a great day!

SUBTOTAL	8,069.00
DISCOUNT 5%	-403.45
TAX	0.00
TOTAL	**$7,665.55**

Accepted By

Accepted Date

Late Payment Notice: A late fee of 1.5% per month (18% annually) will be applied to all past due balances not paid within 30 days from the invoice date, in accordance with Utah Code 15-1-1. Additional collection costs, including legal fees, may be incurred for accounts remaining delinquent.

Joe Lombardo
Governor

Tiffany Greenameyer
Director

Curtis Palmer
Deputy Director

David Lenzner
Deputy Director

STATE OF NEVADA
GOVERNOR'S FINANCE OFFICE
Budget Division

209 E. Musser Street, Suite 200 | Carson City, NV 89701-4298
Phone: (775) 684-0222 | www.budget.nv.gov | Fax: (775) 684-0260

Date: September 9, 2026

To: Tiffany Greenameyer, Clerk of the Board
Governor's Finance Office

From: David Lenzner, Deputy Director
Governor's Finance Office

Subject: BOARD OF EXAMINERS **ACTION** ITEM

The following describes an action item submitted for placement on the agenda of the next Board of Examiners meeting.

GOVERNOR'S FINANCE OFFICE

Agenda Item Write-up:

Pursuant to NRS 333.705, subsection 1, the office requests to contract with former employee Jim Wells to provide fiscal operations training for staff at various departments through statewide contract #99SWC-NV25-25409 with HAT Limited Partnership dba Manpower.

Additional Information:

Mr. Wells retired from the Governor's Office on January 4, 2025 and is receiving pension benefits. Previous requests to contract with Mr. Wells were approved for the period of October 14, 2025 to April 14, 2026 and April 15, 2026 to October 15, 2026. This request is to contract with Mr. Wells for the period of October 16, 2026 to January 12, 2027 on a part-time basis.

Statutory Authority:

NRS 333.705(1)

REVIEWED: _____
ACTION ITEM: _____

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
Purchasing Division
515 East Musser Street, Suite 300 | Carson City, Nevada 89701
Phone: 775-684-0170 | Fax: 775-684-0188

Authorization to Contract with a Former Employee

Employee Information				
Former Employee Name:	James Wells			
Former Employee ID Number:	010256			
Former Job Title:	Deputy Chief of Staff			
Former Employee Agency:	Governor's Office			
Former Class and Grade:	**Class:**	88.888	**Grade:**	Non classified
Former Employment Dates:	**From:**	01/06/1992	**To:**	7/14/2018
	From:	01/03/2023	**To:**	01/04/2025
Requesting Agency:	Department of Corrections			
Vendor:	Manpower			

Please mark which of the following applies and complete Sections 'A' through 'M' below:	
	Contract is with a former State employee (contractor) or a temporary employment agency providing a former employee.
	Contract is with an entity (contractor) other than a temporary employment agency that employs a former State employee who will be performing any or all of the contracted services.
A	**Summarize scope of contract work.**
	Mr. Wells will provide fiscal consulting and training to fiscal staff at various offices and departments on a part-time basis for up to 15 hours per week.
B	**Document former job description.**
	Mr. Wells formerly served as Deputy Chief of Staff within the Governor's Office, Director of the Governor's Office of Finance, Executive Officer of the Public Employees' Benefits Program, and Deputy Superintendent of Fiscal Services at the Department of Education, and possesses knowledge of state fiscal processes, procedures, and laws and regulations.
C	**Is the former employee being hired because of their specialized knowledge of the agency's operations? Is there a clause in the contract for transfer of the specialized knowledge of the contracting agency and a timeframe for the transfer?**
	The former employee is being hired due to his specialized knowledge of state fiscal operations.
D	**Explain why existing State employees within your agency cannot perform this function.**

	Staff at various state agencies are in need of fiscal training and the state currently does not contain the resources to provide this function.
E	**Document if the individual overseeing or establishing the contract is related to the contractor. If so, explain the relationship and why this would not affect independence and why this would not violate NAC 284.750.**
	N/A
F	**List contractors' hourly rate and employee's hourly rate.**
	Contractors' hourly rate: $129.15; and employee's hourly rate: $105.
G	**List the range of comparable State employee rates. This should include the job title, pay grade and hourly rate.**
	This is comparable to non-classified staff.
H	**Justify contract rate if it exceeds the maximum employee/employer rate for a comparable State position by more than 10 percent (10%). Additionally, has the contract term been limited as a result?**
	N/A
I	**Document justification for hiring contractor.**
	The state does not have the resources available to perform the requested consulting and training.
J	**Will the employee be collecting PERS at any time during the contract?**
	Yes.
K	**What is the duration of the contract with the former employee? (Include start and end date)**
	10/16/26 – 1/12/27
L	**Will the former employee be working full time or part time? If part time, how many hours?**
	Part-time 10 to 15 hours per week.
M	**Is the former employee currently serving on any Boards or Commissions? If yes, identify which Board(s) or Commission(s).**
	The former employee serves on the Public Employees Benefits Program board.

Comments – Provide any additional comments:

Approval for Authorization to Contract with a Former Employee:

Signature of Agency Head Authorizing Request — Date

Budget Analyst Signature — Date: 9/9/26

Clerk of the Board of Examiners Signature — Date

Joe Lombardo
Governor

Tiffany Greenameyer
Director

Curtis Palmer
Deputy Director

David Lenzner
Deputy Director

STATE OF NEVADA
GOVERNOR'S FINANCE OFFICE
Budget Division

209 E. Musser Street, Suite 200 | Carson City, NV 89701-4298
Phone: (775) 684-0222 | www.budget.nv.gov | Fax: (775) 684-0260

Date: September 3, 2026

To: Tiffany Greenameyer, Clerk of the Board
Governor's Finance Office

From: Rosa Rogula, Executive Branch Budget Officer RR
Governor's Finance Office

Subject: BOARD OF EXAMINERS **ACTION** ITEM

The following describes an action item submitted for placement on the agenda of the next Board of Examiners meeting.

STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES – DIVISION OF STATE PARKS

Agenda Item Write-up:

Pursuant to NRS 333.705, subsection 1, the Department requests approval to contract with former employee Robert Mergell to provide subject matter expertise in park operations, programs, accounting, and personnel. Services will be obtained through statewide contract #99SWC-NV25-25408 with Marathon Staffing Group, Inc.

Additional Information:

Mr. Mergell retired from the Department of Conservation and Natural Resources on June 12, 2026, and is receiving pension benefits. His extensive knowledge and experience of park operations, programs, accounting, and personnel will support effective budget management, maintenance oversight, personnel coordination, visitor services planning and resource management. Engaging Mr. Mergell will allow the Department to maintain continuity in the management of the western region parks with minimal training or onboarding requirements.

Statutory Authority:
NRS 333.705(1)

REVIEWED: DS
ACTION ITEM: _____

Nevada Division of
State Parks

STATE OF NEVADA
Dept. of Conservation & Natural Resources
Joe Lombardo, *Governor*
Vinson Guthreau, *Director*
Jonathan Brunjes, *Administrator*

Date: September 3, 2026

To: Rosa Rogula, Executive Budget Officer I
Governor's Finance Office

From: Jonathan Brunjes, Administrator
Division of State Parks

Subject: Authorization to Contract with a Former State Employee

On behalf of the Department of Conservation and Natural Resources, Division of State Parks, I respectfully request approval to contract with a former state employee through Marathon staffing.

We are requesting a contract with Robert Mergell due to his extensive knowledge of the agency as the former Administrator, who had full oversight of all park operations, programs, accounting, personnel, etc. He also previously served as the Regional Manager of the region we are seeking to fill.

We have attempted to recruit for this vacant position twice. During the first recruitment the position was offered to two current employees, however they both declined due to not receiving the benefits they are currently receiving through collective bargaining. The second recruitment only had two external candidates apply and both withdrew from consideration. This is a high-level management position that requires significant experience.

The request to contract with a former employee will allow the agency to fill a key leadership position that oversees the operations of eight state parks located in the western Nevada and is responsible for budget management, maintenance, personnel, visitor services, planning and resource management. It will allow the continuation of managing the western region parks with minimal to no training or onboarding.

Thank you for your consideration. If you have questions, please contact me at a 775-684-2771, or jbrunjes@parks.nv.gov.

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
Purchasing Division
515 East Musser Street, Suite 300 | Carson City, Nevada 89701
Phone: 775-684-0170 | Fax: 775-684-0188

Authorization to Contract with a Former Employee

Employee Information				
Former Employee Name:	Robert Mergell			
Former Employee ID Number:	015299			
Former Job Title:	Administrator			
Former Employee Agency:	Nevada State Parks			
Former Class and Grade:	**Class:**	U4202	**Grade:**	45
Former Employment Dates:	**From:**	5/30/1987	**To:**	6/12/2026
Requesting Agency:	Nevada State Parks			
Vendor:	Marathon Staffing			

Please mark which of the following applies and complete Sections 'A' through 'M' below:	
X	Contract is with a former State employee (contractor) or a temporary employment agency providing a former employee.
	Contract is with an entity (contractor) other than a temporary employment agency that employs a former State employee who will be performing any or all of the contracted services.
A	**Summarize scope of contract work.**
	The contract will be to hire, through Marathon Staffing, former State Park Administrator Robert Mergell as a Parks Regional Manager in the Western Region.
B	**Document former job description.**
	Robert Mergell was the former Administrator for State Parks prior to his retirement in June 2026. As the Administrator, Robert had full oversight of all park operations, programs, accounting, personnel, etc.
C	**Is the former employee being hired because of their specialized knowledge of the agency's operations? Is there a clause in the contract for transfer of the specialized knowledge of the contracting agency and a timeframe for the transfer?**
	Yes, Robert has extensive knowledge of the agency as the former Administrator. He also previously served as the Regional Manager of the region we are seeking to fill.
D	**Explain why existing State employees within your agency cannot perform this function.**
	We have recruited for this position twice now. During the first recruitment we offered the position to two current employees. Both of which turned down the position since the position does not receive the perks/benefits they are currently

	receiving through collective bargaining. During the second recruitment we had two external candidates apply and both withdrew from consideration. This is a high-level management position that does require significant experience.
E	**Document if the individual overseeing or establishing the contract is related to the contractor. If so, explain the relationship and why this would not affect independence and why this would not violate NAC 284.750.**
	There is no relationship that would violate NAC 284.750
F	**List contractors' hourly rate and employee's hourly rate.**
	Contractor hourly rate $ 68.55 (24.8 %) Employee hourly rate $54.93
G	**List the range of comparable State employee rates. This should include the job title, pay grade and hourly rate.**
	Commissioned Regional Manager, grade 42, $63.08 Facility Manager, grade 37, $50.15
H	**Justify contract rate if it exceeds the maximum employee/employer rate for a comparable State position by more than 10 percent (10%). Additionally, has the contract term been limited as a result?**
	N/A
I	**Document justification for hiring contractor.**
	Marathon Staffing has a Statewide contract for this service.
J	**Will the employee be collecting PERS at any time during the contract?**
	They will collect PERS as part of their current retirement but not as part of this contract.
K	**What is the duration of the contract with the former employee? (Include start and end date)**
	October 15 2026 – April 15 2027
L	**Will the former employee be working full time or part time? If part time, how many hours?**
	Full Time 40 Hours per week
M	**Is the former employee currently serving on any Boards or Commissions? If yes, identify which Board(s) or Commission(s).**
	No

Comments – Provide any additional comments:
Our further intent with this contract hire would be for Robert to mentor the park staff in the region that have less experience so they would eventually be prepared to fill this position.

Approval for Authorization to Contract with a Former Employee:

Signature of Agency Head Authorizing Request — Date: 9/8/26

Rosa Rayula — Budget Analyst Signature — Date: 9/8/26

Clerk of the Board of Examiners Signature — Date

Joe Lombardo
Governor

Tiffany Greenameyer
Director

Curtis Palmer
Deputy Director

David Lenzner
Deputy Director

STATE OF NEVADA
GOVERNOR'S FINANCE OFFICE
Budget Division

209 E. Musser Street, Suite 200 | Carson City, NV 89701-4298
Phone: (775) 684-0222 | www.budget.nv.gov | Fax: (775) 684-0260

Date: September 8, 2026

To: Tiffany Greenameyer, Clerk of the Board
Governor's Finance Office

From: Tiffany Day, Executive Branch Budget Officer I
Governor's Finance Office, Budget Division

Subject: BOARD OF EXAMINERS **ACTION** ITEM

The following describes an action item submitted for placement on the agenda of the next Board of Examiners meeting.

GOVERNOR'S FINANCE OFFICE – BUDGET DIVISION

Agenda Item Write-up:

Pursuant to NRS 353.268, the office requests a recommendation to the Interim Finance Committee for an allocation of $12,935,188 from the Interim Finance Committee Contingency account to restore the balance in the Reserve for Statutory Contingency Account due to contractual obligations for outside special counsel costs and payment of agency claims pursuant to NRS 353.264.

Additional Information:

Pursuant to NRS 353.264, the Reserve for Statutory Contingency Account was created in the State General Fund. The State Board of Examiners administers the account. The money in the Account must only be expended for claims specifically authorized in NRS.

Statutory Authority:

NRS 353.268

REVIEWED: _____

ACTION ITEM: _____

State of Nevada Work Program

WP Number: C84766

FY 2027

[ ] Add Original Work Program [XXX] Modify Work Program

BUDGET DIVISION USE ONLY
DATE_____
APPROVED ON BEHALF OF
THE GOVERNOR BY
_____

DATE	FUND	AGENCY	BUDGET	DEPT/DIV/BUDGET NAME
08/28/26	101	930	4892	ADMIN BOE/RES STATUTORY CONTINGENCY-Non-Exec

Funds Available

Budgetary GLs (2501 - 2599)	Description	WP Amount	Revenue GLs (3000 - 4999)	Description	WP Amount	Current Authority	Revised Authority
			4654	TRANSFER FROM INTERIM FINANCE	12,935,188	0	12,935,188
Subtotal Budgetary General Ledgers		0	Subtotal Revenue General Ledgers(RB)		12,935,188		12,935,188
			Total Budgetary & Revenue GLs		12,935,188		

Expenditures

CAT	Amount	CAT	Amount
10	12,935,188		
Sub Total Category Expenditures	12,935,188		

Remarks

The Governor's Office - Board of Examiners is requesting approval from the Interim Finance Committee for an allocation from the Interim Finance Committee IFC Contingency Account to restore the balance in the Statutory Contingency Fund due to contractual obligations for Outside Special Counsel costs and payment of agency claims pursuant to NRS 353.264.

Total Budgetary General Ledgers and Category Expenditures (AP) 12,935,188

vsheldon
Authorized Signature

08/28/26
Date

Controller's Office Approval

Does not require Interim Finance approval since Action item submitted for the October Interim Finance Committee meeting per NRS 353.269

Joe Lombardo
Governor

Tiffany Greenameyer
Director

Curtis Palmer
Deputy Director

David Lenzner
Deputy Director

STATE OF NEVADA
GOVERNOR'S FINANCE OFFICE
Budget Division

209 E. Musser Street, Suite 200 | Carson City, NV 89701-4298
Phone: (775) 684-0222 | www.budget.nv.gov | Fax: (775) 684-0260

Date: September 3, 2026

To: Tiffany Greenameyer, Director
Governor's Finance Office

From: Nima Rezaie, Executive Budget Officer
Governor's Finance Office, Budget Division

Subject: BOARD OF EXAMINERS **ACTION** ITEM

The following describes an action item submitted for placement on the agenda of the next Board of Examiners meeting.

OFFICE OF THE STATE CONTROLLER

Agenda Item Write-up:

Pursuant to NRS 353.268, the office requests a recommendation to the Interim Finance Committee for an allocation of $1,023,640 from the Interim Finance Committee Contingency Account to fund the cost of professional contract accounting firm.

Additional Information:

The Controller's Office seeks a professional accounting firm to help expedite the Annual Comprehensive Financial Report for Fiscal Years 2025 and 2026, due to insufficient staff to handle the workload from current and new upcoming Governmental Accounting Standards Board pronouncements. Relates to work program C84761.

Statutory Authority:
NRS 353.268

REVIEWED: _____
ACTION ITEM: _____

ANDY MATTHEWS
Controller

STATE OF NEVADA

JAMES SMACK
Chief Deputy Controller

NIELSINE SHERK, CPA
Deputy Controller, Financial Reporting

OFFICE OF THE
STATE CONTROLLER

August 17, 2026

RE: IFC Contingency Fund Request Reasoning

Thank you for considering our funding request for Fiscal Year 2027 in the amount of $1,023,640 to execute a contract with a professional accounting firm to assist our team with accelerating our ACFR issuance for Fiscal Years 2025 and 2026.

Through the preparation and completion of the Fiscal Year 2024 ACFR and reviewing the Governmental Accounting Standards Board pronouncements, both existing and new, that impact Fiscal Years 2025 and 2026, we have identified that our team is not right-sized for the volume of work expected to be completed and we are looking to supplement our accounting staff with dedicated, outside accounting firm assistance in order to meet our office goals to have all financial reporting back to a timely track by no later than Fiscal Year 2028. SCO will be requesting 4 additional positions, which mirrors the 33% staffing increase which California has added to their financial reporting team between Fiscal Years 2022 and 2025. This has allowed California to accelerate their ACFR issuance significantly, and we believe mirroring this support starting now will help us accelerate as well. This contract will allow us to move immediately on having the equivalent of 4 additional FTE, with 6 FTE during peak transition periods, to accelerate ACFR and Single Audit issuance and overcome challenges presented by staff inexperience and the CORE.NV transition.

As this is a request that represents approximately 20% of our overall budget, with nearly 70% of that dedicated to salaries, we do not have the flexibility to pay for this engagement with our current Fiscal Year 2027 funding and would require this contingency funding to execute on this contract.

Our office, and the state, have come under substantial pressure especially from the Federal Government, on getting our financial reporting back on track. To date, we have been able to answer those questions and keep the Feds satisfied with our progress to this point. However, without being able to build on our progress, there is a very realistic possibility that some Federal funding for our state could be at risk. If the funding is federal grant funding, it may be lost forever. We want to be able to not only retain our existing federal funding and pursue grant opportunities and opportunities for additional funding

State of Nevada Work Program

WP Number: C84761

FY 2027

[ ] Add Original Work Program [XXX] Modify Work Program

BUDGET DIVISION USE ONLY
DATE_____
APPROVED ON BEHALF OF
THE GOVERNOR BY
_____

DATE	FUND	AGENCY	BUDGET	DEPT/DIV/BUDGET NAME
08/25/26	101	060	1130	CONTROLLER - CONTROLLER'S OFFICE

Funds Available

Budgetary GLs (2501 - 2599)	Description	WP Amount	Revenue GLs (3000 - 4999)	Description	WP Amount	Current Authority	Revised Authority
			4654	TRANSFER FROM INTERIM FINANCE	1,023,640	0	1,023,640
Subtotal Budgetary General Ledgers		0	Subtotal Revenue General Ledgers(RB)		1,023,640		1,023,640
			Total Budgetary & Revenue GLs		1,023,640		

Expenditures

CAT	Amount	CAT	Amount
13	1,023,640		
Sub Total Category Expenditures	1,023,640		

Remarks

The purpose of this work program is to request Interim Finance Contingency Funds to execute a contract with a professional accounting firm to assist the Controller's Office with accelerating issuance of the Annual Comprehensive Financial Report (ACFR) for Fiscal Years 2025 and 2026.

Total Budgetary General Ledgers and Category Expenditures (AP) 1,023,640

mhammett
Authorized Signature

09/02/26
Date

_____
Controller's Office Approval

Does not require Interim Finance approval since Contingent upon approval of Interim Finance Committee action item

Joe Lombardo
Governor

Tiffany Greenameyer
Director

Curtis Palmer
Deputy Director

David Lenzner
Deputy Director

STATE OF NEVADA
GOVERNOR'S FINANCE OFFICE
Budget Division

209 E. Musser Street, Suite 200 | Carson City, NV 89701-4298
Phone: (775) 684-0222 | www.budget.nv.gov | Fax: (775) 684-0260

Date: September 4, 2026

To: Tiffany Greenameyer, Clerk of the Board
Governor's Finance Office

From: Rosa Rogula, Executive Branch Budget Officer
Budget Division

Subject: BOARD OF EXAMINERS **ACTION** ITEM

The following describes an action item submitted for placement on the agenda of the next Board of Examiners meeting.

STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES – DIVISION OF STATE LANDS

Agenda Item Write-up:
Pursuant to NRS 323.100 and the Settlement Agreement and Mutual Release of All Claims between the Nevada Northern Railway Foundation and the City of Ely, Nevada and the State of Nevada through the State Department of Conservation and Natural Resources, Division of State Lands (NDSL) and the Department of Tourism and Cultural Affairs, Division of Museums and History, NDSL is seeking approval from the Board of Examiners and the Interim Finance Committee to move forward with the exchange of state property.

State Property to be Exchanged

A. Nevada State Railroad Museum - East Ely Depot
1100 Avenue A, Ely, NV

B. Nevada State Railroad Museum - Red Freight Barn
1100 Avenue A, Ely, NV

City of Ely Property to be Exchanged

A. Former National Guard Armory
545 Mill Street, Ely, NV

Additional Information:
Under NRS 323.100, the Sate Land Registrar may with the approval of the State Board of Examiners and the Interim Finance Committee, exchange state lands for any other lands. NDSL is responsible for determining the values of the lands or interets in land to be exchanged.

The combined appraised value of the State-owned properties is $640,000, and the appraised value of the City-owned property is $750,0000. Under NRS 323.100, property values must be equalized if the exchange values differ by more than 25%. The value difference of $110,000 (14.7%) falls within this allowable range and will be equalized through a $110,000 payment by the State, offset from $195,000 in damages owed to the State by the Nevada Northern Railway Foundation under the settlement agreement.

Statutory Authority:

NRS 323.100

REVIEWED: DS

ACTION ITEM:_____

Nevada Division of
STATE LANDS

STATE OF NEVADA
Department of Conservation & Natural Resources
Joe Lombardo, *Governor*
Vinson Guthreau, *Director*
Charles Donohue, *Administrator*

MEMORANDUM

Date: September 3, 2026

To: Rosa Rogula, Executive Branch Budget Officer, Governor's Finance Office

From: Charles Donohue, Administrator and State Land Registrar

Subject: Nevada Division of State Lands – Exchange of State-owned Property

---

Pursuant to NRS 323.100 and the Settlement Agreement and Mutual Release of All Claims between the Nevada Northern Railway Foundation and the City of Ely, Nevada (Plaintiffs) and the State of Nevada through its Division of State Lands (NDSL) and Division of Museums and History (Defendants), NDSL is seeking approval from the Board of Examiners (BOE) and the Interim Finance Committee (IFC) to move forward with the exchange of state property.

Please include the following exchange on the October 2026 BOE and December IFC agendas.

State Property to be Exchanged

1. **Nevada State Railroad Museum**
   East Ely Depot
   1100 Avenue A
   Ely, NV 89301

   Property Description
   White Pine County APN 002-021-08
   2-story historic railroad depot constructed in 1907
   (DSL# MUS-8)

2. **Nevada State Railroad Museum**
   Red Freight Barn
   1100 Avenue A
   Ely, NV 89301

   Property Description
   White Pine County APN 002-021-07
   12,865 square foot historic warehouse built in 1906
   (DSL# MUS-8)

City of Ely Property to be Exchanged

1. **Former National Guard Armory**
   545 Mill Street
   Ely, NV 89301

   Property Description
   White Pine County APN 001-283-07
   10,668 square foot armory building constructed in 1959

Property Values for Exchange

Pursuant to NRS 323.100, the State Land Registrar may, with the approval of the State Board of Examiners and the Interim Finance Committee, exchange state lands for any other lands. NDSL shall determine the values of the lands or interests in land which are to be exchanged.

NDSL secured appraisals for the properties to determine their value.

As of July 8, 2026, the combined appraised value for the state-owned properties is $640,000:

East Ely Depot: $315,000
Red Freight Barn: $325,000

As of July 8, 2026, the appraised value of the City of Ely-owned property is $750,000.

Also per NRS 323.100, if the values of the properties to be exchanged are not equal, the values may be equalized by the payment of money, if the payment is not more than 25 percent of the total value of the lands.

The $110,000 difference between the State and City-owned properties is a difference of 14.7%.

As this difference is within 25%, the values can be equalized by the payment of money.

In this case, the equalization payment of $110,000 by the State will come from the offset of amounts claimed in the pleadings on file in the Litigation as monetary damages owed to the State of Nevada by the Nevada Northern Railway Foundation, which amount to $195,000.

JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

AN APPRAISAL
OF

THE EAST ELY RAILROAD DEPOT BUILDING

LOCATED AT

1100 AVENUE A, ELY, WHITE PINE COUNTY, NEVADA

OWNED BY

THE STATE OF NEVADA
DEPARTMENT OF MUSEUMS AND HISTORY

PREPARED FOR

NEVADA DIVISION OF STATE LANDS

FOR THE PURPOSE OF ESTIMATING THE FOLLOWING VALUE

Valuation Scenario	Interest Appraised	Date Of Value
Market Value	Fee Simple Interest	July 8, 2026

JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

6121 Lakeside Drive, Suite 160, Reno, NV 89511
775.322.1155 | jpgnv.com

Reese Perkins, MAI, SRA
Scott Q. Griffin, MAI
Cindy Lund Fogel, MAI
Sarah K. Fye, MAI
Carson T. Cooke

August 5, 2026

Ellery Foster
Deputy Administrator
Nevada Division of State Lands
901 South Stewart Street, Suite 5003
Carson City, NV 89701
efoster@lands.nv.gov

Re: Appraisal-East Ely Railroad Depot Building, Ely, White Pine County, Nevada

Dear Ms. Foster:

This is in response to your request for an appraisal of the East Ely Railroad Depot Building located in Ely, White Pine County, Nevada. The subject property is summarized below:

PROPERTY SUMMARY	
Property Name	East Ely Railroad Depot Building
Property Type	Railroad Depot Building-Museum, Offices, Store & Storage
Property Address	1100 Avenue A, Ely, White Pine County, Nevada
General Location	North Side Avenue A at the North Terminus of East 11th Street, Ely, White Pine County, Nevada
Owner of Record	The State of Nevada Department of Museums and History
Assessor's Parcel Number	002-021-08
Land Area-A.P.N. 002-021-08	0.1871± Acres (8,152± Square Feet)
Improvements	6,660± Square Foot 2-Story Railroad Depot Building with 1,100± Square Foot Basement Constructed in 1907
Ely Zoning Designation	M-2 (Heavy Manufacturing District)

The following summarizes the Client, Intended User, and Intended Use of the appraisal report.

PURPOSE, CLIENT, INTENDED USER & INTENDED USE OF THE APPRAISAL	
Purpose of Appraisal	Estimate the Market Value of the Subject Property
Client	Nevada Division of State Lands
Intended User of Report	Nevada Division of State Lands & their Designated Representatives
Intended Use of Report	To be utilized for a Potential Legal Settlement

JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice*. This report sets forth pertinent data, statistics, and other information considered necessary to establish the Market Value of the subject property as of the effective date of valuation. Supporting documentation concerning the data, reasoning and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated herein. I am not responsible for unauthorized use of this report.

Please be advised that in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that I have not performed services as an appraiser regarding the property that is the subject of this appraisal within the three-year period immediately preceding the date of this appraisal report.

I attest to have the knowledge and experience necessary to complete this appraisal assignment. No one other than the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in the accompanying appraisal report. After careful consideration of all data available, and upon thorough personal investigation of the subject property and comparable properties analyzed, it is my opinion that the Market Value of the subject property, under the requested valuation scenario, is set out as follows:

FINAL MARKET VALUE CONCLUSION	
Subject Property Identification	East Ely Railroad Depot Property
Market Value Addressed	Market Value
Interest Appraised	Fee Simple Interest
Effective Date of Value	July 8, 2026
FINAL MARKET VALUE CONCLUSION	**$315,000**

Respectfully Submitted,

Scott Q. Griffin, MAI
Nevada Certified General Appraiser
License Number A.0003504-CG

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SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

PROPERTY SUMMARY	
Property Name	East Ely Railroad Depot Building
Property Type	Railroad Depot Building-Museum, Offices, Store & Storage
Property Address	1100 Avenue A, Ely, White Pine County, Nevada
General Location	North Side Avenue A at the North Terminus of East 11th Street, Ely, White Pine County, Nevada
Owner of Record	The State of Nevada Department of Museums and History
Assessor's Parcel Number	002-021-08
Land Area-A.P.N. 002-021-08	0.1871± Acres (8,152± Square Feet)
Improvements	6,660± Square Foot 2-Story Railroad Depot Building with 1,100± Square Foot Basement Constructed in 1907
Ely Zoning Designation	M-2 (Heavy Manufacturing District)

DATES OF APPRAISAL	
Date Description	**Date**
Date of Inspection	July 8, 2026
Effective Date of Value	July 8, 2026
Completion Date of Appraisal	August 5, 2026

FINAL MARKET VALUE CONCLUSION	
Subject Property Identification	East Ely Railroad Depot Property
Market Value Addressed	Market Value
Interest Appraised	Fee Simple Interest
Effective Date of Value	July 8, 2026
FINAL MARKET VALUE CONCLUSION	**$315,000**

PURPOSE, CLIENT, INTENDED USER & INTENDED USE OF THE APPRAISAL	
Purpose of Appraisal	Estimate the Market Value of the Subject Property
Client	Nevada Division of State Lands
Intended User of Report	Nevada Division of State Lands & their Designated Representatives
Intended Use of Report	To be utilized for a Potential Legal Settlement

VALUATION SCENARIO & DEFINITION		
Valuation Scenario	**Interest Appraised**	**Effective Date of Value**
"Market Value	Fee Simple Estate	July 8, 2026
Fee Simple Estate Defined	The appraisal report will address the fee simple market value of the subject property. Fee Simple Estate is defined as "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[1]	

DATES OF APPRAISAL	
Date Description	**Date**
Date of Inspection	July 8, 2026
Effective Date of Value	July 8, 2026
Completion Date of Appraisal	August 5, 2026

MARKET VALUE DEFINED

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1) Buyer and seller are typically motivated;
2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
3) A reasonable time is allowed for exposure in the open market;
4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by any one associated with the sale.[2]

[1] Source: The Dictionary of Real Estate Appraisal, 8th Edition, Appraisal Institute, 2026, page 65.
[2] Rules and Regulations, Federal Register, Vol. 55, No. 165, Page 34696, 12CFR Part 34.42(f)

SCOPE OF APPRAISAL

The preparation of this appraisal included:

- An inspection of the subject property, including an exterior and interior inspection of the improvements, and measuring the improvements;
- Identification and analysis of the subject neighborhood;
- Analysis of the subject's physical and legal characteristics;
- Analysis of encumbrances impacting the subject property;
- Discussion and analysis of the Ely market;
- Completion of a Highest and Best Use Analysis;
- Analysis and discussion of appropriate valuation techniques to incorporate in the valuation of the subject property.
- Research and analysis of recent comparable property sales and listings;
- Completion of a Sales Comparison Approach Analysis, utilizing a Price Per Square Foot Analysis, to arrive at the Market Value of the subject property as of the effective date of value;
- Correlation of the value indications to arrive at the Market Value of the subject property as of the effective date of value;
- Analysis of an appropriate marketing and exposure time for the subject property;
- Preparation of an appraisal report.

STATEMENTS OF LIMITING CONDITIONS

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as "An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."[3] This appraisal has been prepared subject to the following extraordinary assumptions:

- None

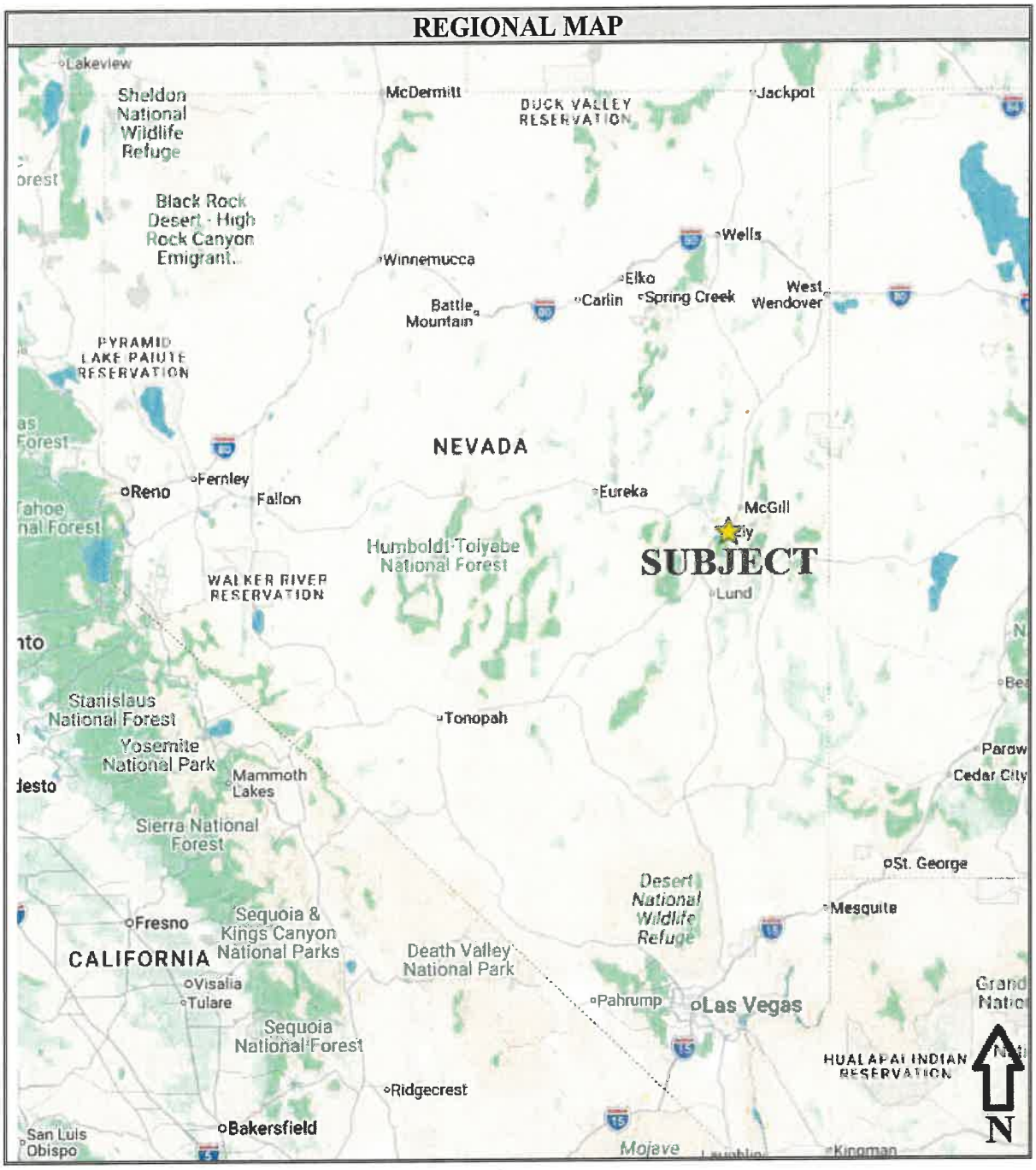
HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as "A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis."[4] This appraisal has been prepared subject to the following hypothetical conditions:

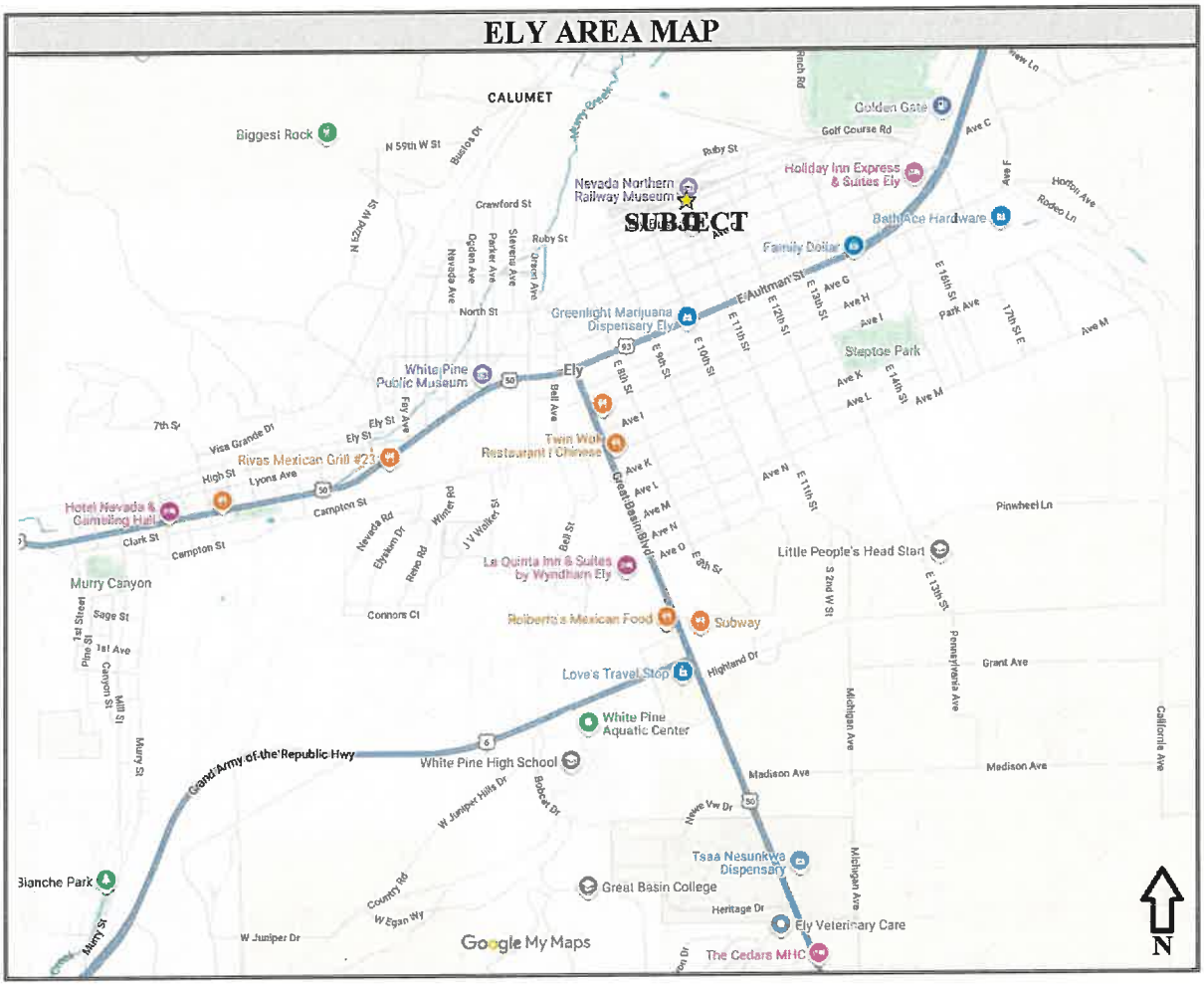
- None

[3] Source: USPAP 2024 Edition, Definitions; The Appraisal Foundation, Page 4.
[4] Source: USPAP 2024 Edition, Definitions; The Appraisal Foundation, Page 4.

REGIONAL MAP



ELY AREA MAP


CALUMET
Biggest Rock
N 59th W St
Murry Creek
Golden Gate
Golf Course Rd
Ruby St
Holiday Inn Express & Suites Ely
Nevada Northern Railway Museum
SUBJECT
Crawford St
Bath Ace Hardware
Family Dollar
Ruby St
North St
Greenlight Marijuana Dispensary Ely
E Aultman St
White Pine Public Museum
Ely
Steptoe Park
7th St
Visa Grande Dr
Ely St
Rivas Mexican Grill #23
Twin Wok Restaurant | Chinese
High St
Lyons Ave
Hotel Nevada & Gambling Hall
Clark St
Campton St
Murry Canyon
Sage St
1st Street
1st Ave
Connors Ct
La Quinta Inn & Suites by Wyndham Ely
Little People's Head Start
Roberto's Mexican Food
Subway
Love's Travel Stop
Highland Dr
White Pine Aquatic Center
Grand Army of the Republic Hwy
White Pine High School
Madison Ave
Grant Ave
Tsaa Nesunkwe Dispensary
Great Basin College
Heritage Dr
Ely Veterinary Care
The Cedars MHC
Blanche Park
W Juniper Dr
Google My Maps
N

AREA DESCRIPTION

White Pine County Overview

White Pine County encompasses 8,897 square miles and ranks as the fifth largest in the state. According to the Nevada State Demographer, the certified estimated population of White Pine County in 2025 (latest available) was 10,236. The population is centered primarily in Ely, which had an estimated population of 4,017in 2025 (39.24% of County). The following summarizes White Pine County population statistics between 2005 and 2025.

WHITE PINE COUNTY POPULATION ESTIMATES

	JULY 1 2005	Percent Change 7/05 - 7/06	JULY 1 2006	Percent Change 7/06 - 7/07	JULY 1 2007	Percent Change 7/07 - 7/08	JULY 1 2008	Percent Change 7/08 - 7/09	JULY 1 2009	Percent Change 7/09 - 7/10	CENSUS April 1 2010†	JULY 1 2010	Percent Change 4/10 - 7/11	Percent Change 7/10 - 7/11	JULY 1 2011
White Pine County	9,275	2.9%	9,542	0.5%	9,590	2.5%	9,694	-1.3%	9,570	-0.7%	10,030	9,503	-0.3%	5.3%	10,002
Ely	4,166	3.8%	4,325	-0.7%	4,294	1.3%	4,352	-1.4%	4,291	-1.3%	4,255	4,235	-3.9%	-3.4%	4,089
Lund	156	3.7%	162	1.5%	164	-4.2%	157	0.3%	158	2.7%	178	162	16.6%	27.8%	207
McGill	1,109	3.2%	1,145	-1.8%	1,125	0.3%	1,128	-1.7%	1,109	-0.1%	1,215	1,108	-3.8%	5.4%	1,168
Ruth	394	2.9%	405	-1.3%	400	1.8%	407	-1.3%	402	-0.7%	437	399	-4.0%	5.3%	420

	Percent Change 7/11 - 7/12	JULY 1 2012	Percent Change 7/12 - 7/13	JULY 1 2013	Percent Change 7/13 - 7/14	JULY 1 2014	Percent Change 7/14 - 7/15	JULY 1 2015	Percent Change 7/15 - 7/16	JULY 1 2016	Percent Change 7/16 - 7/17	JULY 1 2017	Percent Change 7/17 - 7/18	JULY 1 2018	Percent Change 7/18 - 7/19
State of Nevada	1.0%	2,750,217	1.8%	2,800,987	1.5%	2,843,301	1.9%	2,897,584	1.9%	2,953,375	1.1%	2,986,656	2.4%	3,057,582	1.8%
White Pine County	-0.6%	9,945	1.5%	10,095	1.2%	10,218	1.2%	10,336	0.8%	10,413	2.8%	10,705	-0.2%	10,678	1.4%
Ely	-0.6%	4,066	0.8%	4,100	1.6%	4,165	-2.6%	4,056	0.2%	4,065	4.9%	4,267	-2.8%	4,149	1.6%
Lund	-0.4%	206	0.2%	206	0.8%	208	-5.5%	197	2.9%	202	1.2%	205	0.7%	206	-0.6%
McGill	0.6%	1,175	0.2%	1,177	2.0%	1,200	-3.2%	1,161	0.4%	1,166	2.2%	1,191	-0.4%	1,186	0.1%
Ruth	-0.5%	418	1.5%	424	1.2%	429	1.2%	434	0.8%	437	2.8%	450	-0.2%	448	1.4%

	JULY 1 2019	Percent Change 7/19 - 7/20	CENSUS April 1 2020†	JULY 1 2020	Percent Change 4/20 - 7/21	Percent Change 7/20 - 7/21	JULY 1 2021	Percent Change 7/21 - 7/22	JULY 1 2022	Percent Change 7/22 - 7/23	JULY 1 2023	Percent Change 7/23 - 7/24	JULY 1 2024	Percent Change 7/24 - 7/25	JULY 1 2025
White Pine County	10,826	-3.2%	9,080	10,477	13.4%	-1.8%	10,293	-2.8%	10,001	0.0%	10,005	2.0%	10,209	0.3%	10,236
Ely	4,217	1.4%	3,924	4,275	5.5%	-3.2%	4,138	-3.0%	4,015	-1.5%	3,954	2.0%	4,032	-0.4%	4,017
Lund	205	-0.3%	170	205	22.3%	1.7%	208	-0.3%	207	-0.9%	205	4.1%	214	-2.8%	208
McGill	1,187	2.0%	1,007	1,211	19.2%	-0.9%	1,201	-1.4%	1,184	-3.1%	1,148	1.7%	1,167	0.2%	1,169
Ruth	455	-3.2%	366	440	18.1%	-1.8%	432	-0.6%	430	-3.2%	416	1.7%	423	0.0%	423

Source: Nevada State Demographer

The community of Ely is located near the central/south central portion of the County proximate to U.S. Highway 50. Ely is the county seat of White Pine County and is the main population center and employment area of the county.

Outside of Ely, the area is sparsely populated and consists of high desert sagebrush, covered valleys, and mountains. The following summarizes the labor force and employment statistics for White Pine County.

WHITE PINE COUNTY EMPLOYMENT HISTORY				
Year	**Employed**	**Labor Force**	**Unemployed**	**Unemployment Rate**
2000	3,637	3,784	147	3.88%
2001	3,516	3,683	167	4.53%
2002	3,683	3,839	156	4.06%
2003	3,545	3,691	146	3.96%
2004	3,802	3,945	143	3.62%
2005	4,138	4,305	167	3.88%
2006	4,309	4,473	164	3.67%
2007	4,576	4,749	173	3.64%
2008	4,568	4,793	225	4.69%
2009	4,610	4,954	344	6.94%
2010	4,207	4,636	429	9.25%
2011	4,593	5,041	448	8.89%
2012	4,620	5,019	399	7.95%
2013	4,455	4,824	369	7.65%
2014	4,492	4,793	301	6.28%
2015	4,421	4,678	257	5.49%
2016	3,426	3,635	209	5.75%
2017	3,429	3,608	179	4.96%
2018	3,542	3,703	161	4.35%
2019	3,660	3,803	143	3.76%
2020	3,521	3,718	197	5.30%
2021	3,601	3,736	135	3.61%
2022	3,550	3,702	152	4.11%
2023	3,598	3,750	152	4.05%
2024	3,527	3,689	162	4.39%
2025	3,670	3,820	150	3.93%
Jun-26	3,633	3,799	166	4.37%
Source: Nevada Department of Employment, Training & Rehabilitation				

White Pine County's taxable retail sales have fluctuated over the past decade but have generally increased. Taxable sales in the county are typically impacted most by mining. The chart below summarizes taxable sales in White Pine County between 2015 and 2025.

WHITE PINE TAXABLE SALES HISTORY		
Year (Fiscal)	**Total Taxable Sales**	**% Change From Prior Year**
2015	$275,884,073	N/A
2016	$220,359,697	-20.13%
2017	$239,788,986	8.82%
2018	$291,695,358	21.65%
2019	$317,187,820	8.74%
2020	$343,005,203	8.14%
2021	$330,499,956	-3.65%
2022	$361,810,937	9.47%
2023	$376,968,872	4.19%
2024	$446,422,834	18.42%
2025	$403,541,383	-9.61
Source: Nevada Treasurer's Office		

The chart below summarizes White Pine County's largest employers, as of the 2nd Quarter 2022.

WHITE PINE COUNTY LARGEST EMPLOYERS-1ST RELEASE 2026				
Employer Name	**City**	**Business Description**	**Ownership Type**	**Employment Range**
Nevada Ely State Prison	Ely	State Govt-Correctional Institutions	State	500-999
Robinson Nevada Mining Company	Ruth	Copper Mines	Private	500-999
KG Mining (Bald Mountain) Inc.	Ely	Gold Ore Mines	Private	250-499
William Bee Ririe Hospital	Ely	Hospitals	Private	50-99
Hotel Nevada & Gambling Hall	Ely	Casino Hotels	Private	50-99
Nevada Department of Transportation	Ely	Transportation regulatory agencies	State	50-99
US Land Management Bureau	Ely	Federal Government	Federal	50-99
Ridley's Family Markets	Ely	Grocers-Retail	Private	50-99
David E Norman Elementary	Ely	Schools	County	50-99
Great Basin National Park	Baker	National Parks/Preserves	Private	50-99
Jail House Casino & Motel	Ely	Casino Hotels	Private	50-99
White Pine Care Center	Ely	Nursing Homes	Private	50-99
Prospector Hotel-Gambling Hall	Ely	Casino Hotels	Private	50-99
Bath Lumber Co LLC	Ely	Home Centers	Private	20-49
White Pine County High School	Ely	Schools	Private	20-49
Denny's	Ely	Full-Service Restaurant	Private	20-49
Learning Bridge Charter School	Ely	Schools	Private	20-49
Central Cinema of Ely Inc	Ely	Theatres-Movie	Private	20-49
Calibre Mining	Ely	Gold Ore Mines	Private	20-49
White Pine Middle School	Ely	Schools	Private	20-49
Source: Nevada Department of Employment, Training & Rehabilitation				

The largest employers in the County are the Robinson Nevada Mining Company, which operates the Robinson Mine, and the Department of Corrections, which operates the Nevada Ely State Prison. Other major employers include other mines, the White Pine County School District, various hotels and casinos, and other governmental agencies.

The City of Ely is in south/central White Pine County, which is in eastern Nevada. Ely is the largest city and county seat of White Pine County, and was founded as a stagecoach station along the Pony Express and Central Overland Route. Ely's mining boom came later than the other towns along U.S. 50, with the discovery of copper in 1906. Though the railroads connecting the First Transcontinental Railroad to the mines in Austin and Eureka have long been removed, the railroad to Ely is preserved as a heritage railway by the Nevada Northern Railway and known as the Ghost Train of Old Ely.

Historically Ely has been a mining town, suffering through the boom-and-bust cycles common in the West. Originally, Ely was home to several copper mining companies, Kennecott being the most famous. With a crash in the copper market in the mid-1970s, Kennecott shut down and copper mining closed. With the advent of cyanide heap leaching, a method of extracting gold from what was previously considered very low-grade ore, the next boom was on. Many companies processed the massive piles of "overburden" that had been removed from copper mines or expanded the existing open-pit mines to extract the gold ore. Gold mines as widespread as the Robinson project near Ruth, and AmSelco's Alligator Ridge mine, kept the town alive during the 1980s and 1990s, until the revival of copper mining.

The Robinson Mine is the largest mine in the area and includes three large pits: the currently active Ruth and areas without ongoing mining operations, the Tripp-Veteran and Liberty areas. Mining is conducted by conventional open-pit methods. It comprises extraction using blasting materials, ore loading and transport to a processing plant. The ore is crushed and ground and then subjected to flotation process. Produced concentrate is thickened and filtered. The copper concentrate with appropriate moisture level is then transported to storage facilities in Wendover, Nevada, from where it is transported to various customers. Although it is anticipated that the Robinson mine will close by over the next decade, there are several projects proposed for development in the Ely area.

U.S. Highway 50 (U.S. 50) that provides primary access to and from Ely from the west and the east. U.S. 50 is a transcontinental highway in the United States, stretching from Sacramento, California in the west to Ocean City, Maryland on the east coast. The Nevada portion crosses the center of state and was named The Loneliest Road in America by *Life* magazine in July 1986. The name was intended as a pejorative, but Nevada officials seized on it as a marketing slogan. The name originates from large desolate areas traversed by the route, with few or no signs of civilization. The highway crosses several large desert valleys separated

by numerous mountain ranges towering over the valley floors, in what is known as the Basin and Range province of the Great Basin. U.S. 50 connects with Eureka, Austin, Fallon, Fernley, and finally Carson City west of Ely. East of Ely, the route runs southeast, where it runs to Utah.

The other major highway servicing Ely is U.S. Highway 93 (U.S. 93). US 93 enters Nevada on the Hoover Dam Bypass, then winds its way west-southwest through Boulder City before it merges with U.S. Route 95 and then curves northwest towards Las Vegas. These combined routes then join and run concurrent with the Interstate 515 freeway through Henderson and Las Vegas; U.S. 93 eventually diverges from I-15 to head north towards the Great Basin National Park Near there, the highway joins with the combined U.S. Route 6 and U.S. Route 50 to run northwest towards Ely. In Ely, Route 6 first departs to the west, then shortly thereafter U.S. 93 leaves U.S. 50 to continue north. Upon reaching Lages Station, Alternate US 93 splits off in a northeasterly direction toward West Wendover. The main route of US 93 continues north from there, intersecting Interstate 80 at Wells before crossing the Idaho state line near Jackpot. From Ely to Schellbourne Ranch, U.S. 93 is part of the Lincoln Highway, the first road across the United States. The following summarizes mileages from Ely to various metropolitan areas in the region.

MILEAGE FROM ELY	
City	**Miles**
Reno, Nevada	319
Las Vegas, Nevada	246
Salt Lake City, Utah	241
Boise, Idaho	388

White Pine County enjoys a high desert climate with at least a third of the days completely sunny, one third somewhat cloudy and the remainder cloudy days. The city of Ely is at approximately 6,255± feet in elevation. The following summarizes average temperature data for Ely.

ELY MONTHLY MEAN TEMPERATURE DATA

Monthly Mean Avg Temperature for Ely Area, NV (ThreadEx)

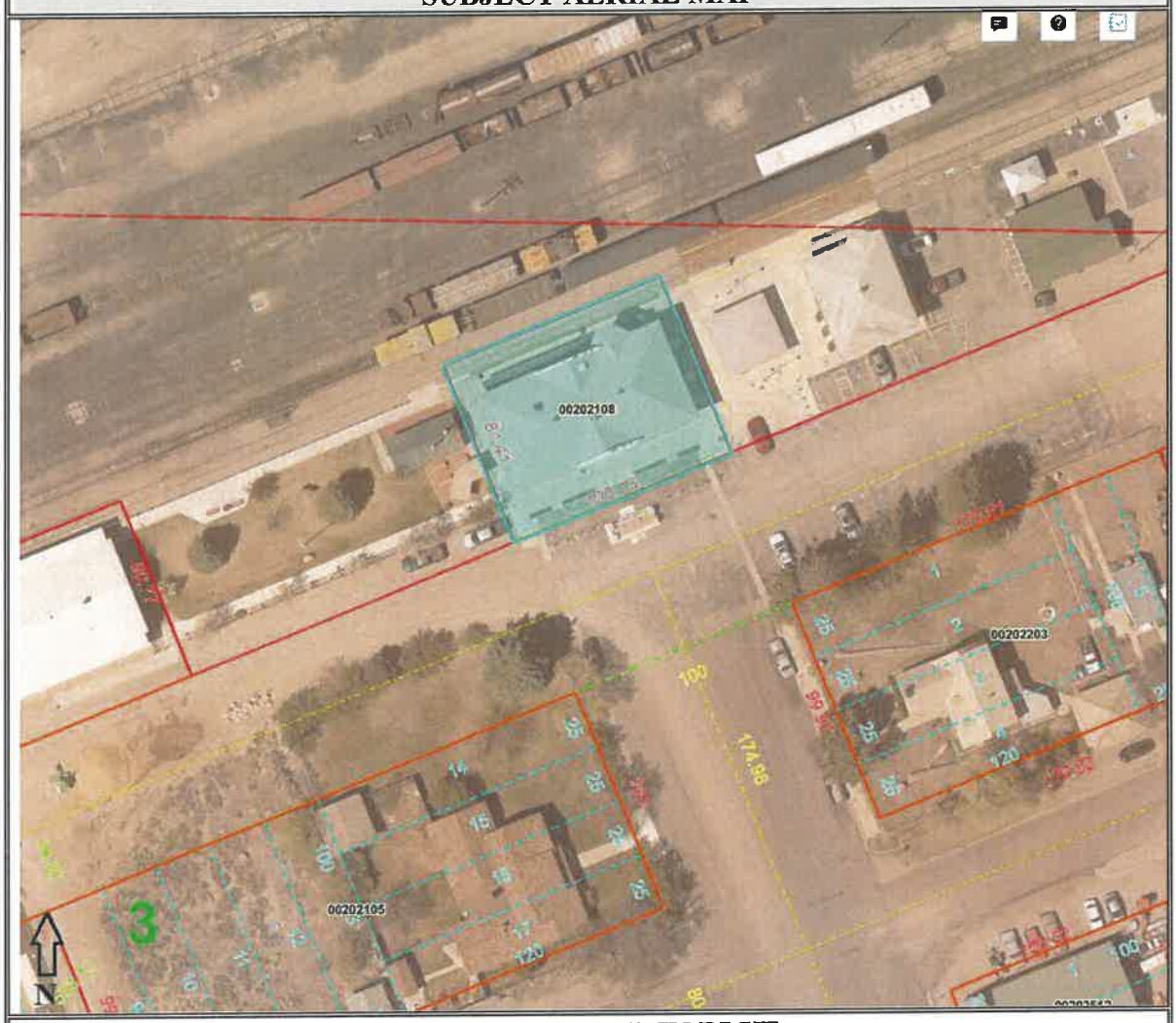
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000	30.9	33.0	35.9	46.7	54.2	M	68.6	67.6	57.6	44.7	25.8	31.0	45.1
2001	25.2	27.4	39.4	41.8	55.4	62.3	67.6	68.7	59.9	49.0	35.1	20.5	46.0
2002	23.1	27.0	32.0	44.4	50.2	62.4	71.2	64.6	56.8	42.4	34.0	26.4	44.5
2003	35.9	27.3	37.3	40.9	51.1	61.5	71.6	68.1	57.7	50.8	30.4	27.7	46.7
2004	21.2	24.0	42.1	44.6	51.6	61.4	68.0	63.8	56.0	44.7	32.2	28.6	44.8
2005	30.2	31.8	35.5	41.2	50.8	57.4	70.3	66.0	55.6	46.5	37.8	29.0	46.0
2006	27.8	28.9	30.6	44.0	53.2	63.9	70.0	64.9	54.0	44.4	34.7	25.2	45.1
2007	18.6	31.1	39.9	44.0	52.4	62.6	71.4	69.4	56.8	44.8	36.4	21.6	45.8
2008	19.1	27.1	34.5	39.7	48.1	59.8	69.3	67.8	56.8	45.9	39.6	24.6	44.4
2009	25.5	27.3	35.4	41.3	54.2	56.1	66.6	61.5	58.8	40.2	33.6	16.3	43.1
2010	21.7	27.3	34.7	39.1	44.4	60.6	68.5	66.3	59.0	48.2	31.1	29.3	44.2
2011	22.7	25.8	37.0	40.0	46.6	57.4	68.3	69.2	60.3	47.2	33.7	25.6	44.5
2012	31.0	29.8	39.9	46.3	52.7	62.7	68.6	69.0	59.7	48.4	39.8	25.6	47.8
2013	17.1	25.3	40.2	43.0	50.7	63.5	71.4	67.9	57.9	43.1	35.9	22.1	44.8
2014	31.4	32.6	38.0	43.7	52.1	60.8	71.4	64.5	61.4	50.9	36.4	30.3	47.8
2015	33.3	38.0	42.3	42.9	50.8	66.5	66.7	68.0	62.3	50.7	29.4	23.8	47.9
2016	19.4	27.6	38.9	44.3	49.6	64.5	68.3	66.4	57.3	49.4	37.9	25.1	45.7
2017	21.4	32.6	40.9	42.4	51.3	64.4	71.8	68.7	55.9	44.5	40.7	29.9	47.0
2018	30.4	28.9	34.6	45.4	52.5	63.3	72.0	67.9	60.4	44.8	32.9	25.7	46.6
2019	28.4	22.3	35.4	45.0	45.9	58.6	68.1	68.0	56.8	39.2	36.3	28.1	44.3
2020	29.9	30.2	36.2	43.5	55.2	60.2	68.9	70.0	60.1	48.1	34.6	25.8	46.9
2021	28.3	28.9	34.9	42.7	51.5	66.9	72.2	66.6	60.1	44.8	40.4	26.5	47.0
2022	26.0	28.2	38.4	42.5	48.5	61.9	72.2	68.9	62.8	47.1	30.0	24.5	45.9
2023	19.7	19.5	25.9	41.7	51.8	56.2	71.4	66.0	M	M	M	M	44.0
Mean	25.8	28.4	36.7	43.0	51.0	61.5	69.8	67.1	58.4	46.1	34.7	25.8	45.7
Max	35.9 2003	38.0 2015	42.3 2015	46.7 2000	55.4 2001	66.9 2021	72.2 2022	70.0 2020	62.8 2022	50.9 2014	40.7 2017	31.0 2000	47.9
Min	17.1 2013	19.5 2023	25.9 2023	39.1 2010	44.4 2010	56.1 2009	66.6 2009	61.5 2009	54.0 2006	39.2 2019	25.8 2000	16.3 2009	43.1

Source: National Weather Service

While the original downtown commercial district is still experiencing some development, much of the new commercial development and growth occurring in the Ely area over the past decade has been focused near Ely's easterly interchange of U.S. Highway 50 and U.S. Highway 93. There are several motels as well as several casino complexes. Ely has many other lodging facilities, including bed and breakfasts, hotels, motels, RV Parks, and campgrounds.

Overall, White Pine County has shown limited growth over the past 10 years, with fluctuations in population and taxable sales. The re-opening of the Robinson Mine did have a positive impact on the area, although the future closure of this mine, the largest employer in the county, could have a severe impact on the local economy.

SUBJECT AERIAL MAP



SUBJECT FILLED IN BLUE

SUBJECT PHOTOGRAPHS



VIEW OF THE SUBJECT PROPERTY FACING NORTHEAST



VIEW OF THE SUBJECT BUILDING FACING NORTHWEST

SUBJECT PHOTOGRAPHS



VIEW OF THE SUBJECT PROPERTY FACING SOUTHEAST



VIEW OF THE SUBJECT BUILDING FACING SOUTHWEST

SUBJECT PHOTOGRAPHS



VIEW OF THE RETAIL AREA ON THE FIRST FLOOR

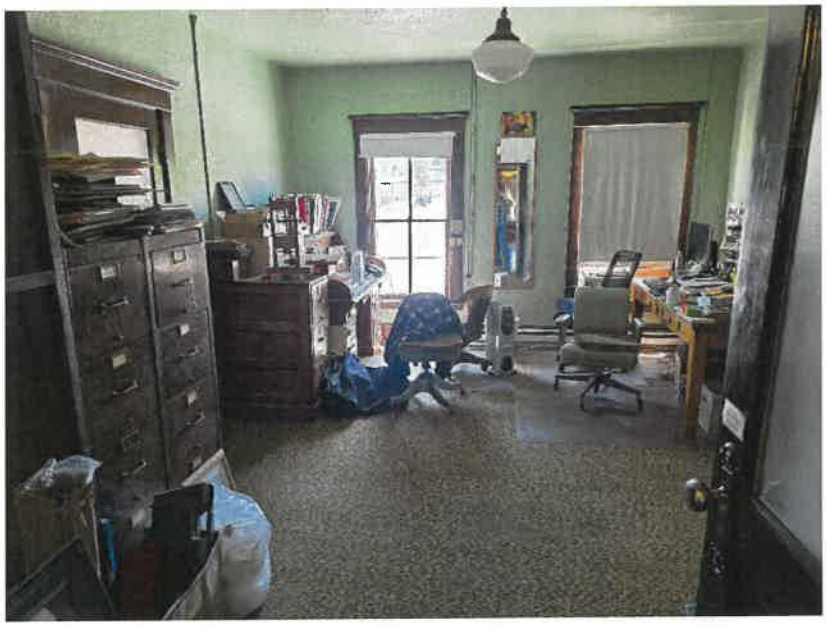


VIEW OF AN AREA UTILIZED FOR STORAGE ON THE FIRST FLOOR

SUBJECT PHOTOGRAPHS



VIEW OF THE SECOND FLOOR HALLWAY



VIEW OF A ROOM ON THE SECOND FLOOR

SUBJECT PHOTOGRAPHS



VIEW OF A ROOM ON THE SECOND FLOOR



VIEW OF A SAFE IN A SECOND FLOOR ROOM

SUBJECT PHOTOGRAPHS



VIEW OF A ROOM ON THE SECOND FLOOR



VIEW OF THE STAIRWAY BETWEEN THE FIRST AND SECOND FLOOR

SUBJECT PHOTOGRAPHS



VIEW OF THE BASEMENT AREA



VIEW OF A CRAWL SPACE IN THE BASEMENT AREA

SUBJECT PLOT MAP



SUBJECT OUTLINED IN RED

SUBJECT LAND AREA SUMMARY

Property ID	Land Acreage	Land Square Feet
A.P.N. 002-021-06	0.1871± Acres	8,152± Square Feet

PROPERTY IDENTIFICATION AND SITE DESCRIPTION

PROPERTY SUMMARY	
Property Name	East Ely Railroad Depot Building
Property Type	Railroad Depot Building-Museum, Offices, Store & Storage
Property Address	1100 Avenue A, Ely, White Pine County, Nevada
General Location	North Side Avenue A at the North Terminus of East 11th Street, Ely, White Pine County, Nevada
Owner of Record	The State of Nevada Department of Museums and History
Assessor's Parcel Number	002-021-08
Land Area-A.P.N. 002-021-08	0.1871± Acres (8,152± Square Feet)
Improvements	6,660± Square Foot 2-Story Railroad Depot Building with 1,100± Square Foot Basement Constructed in 1907
Ely Zoning Designation	M-2 (Heavy Manufacturing District)

LEGAL DESCRIPTION

Beginning at a point whence the Street Center Monument at the intersection of 10th Street East and Avenue "B" in the Ely City Townsite, bears S. 44°35'17" W., 533.13 feet distant,

Thence	N. 22°12'30"W.,	81.41 feet,
Thence	N. 67°49'15"E.,	100.18 feet,
Thence	S. 22°12'30"E.,	81.34 feet,
Thence	S. 67°47'09"W.,	100.18 feet

to the point of beginning and containing 8,152.23 square feet more or less of Section 15, T. 16 N., R. 63 E., M.D.B.&M.

RESERVING UNTO Grantors the right to perpetually use the East Ely Depot for the purpose of selling tickets for the White Pine Historical Railroad and for any other business or activities of the White Pine Historical Railroad Foundation or its successors.

SOURCE: WHITE PINE DOCUMENT-BOOK 162, PAGE 122

UTILITIES & PUBLIC SERVICES		
Utility Service	**Provider**	**Availability**
Electricity	NV Energy	On-Site
Gas Service	Suburban Propane	On-Site
Water	Ely Municipal Water Department	On-Site
Sewer	City of Ely	On-Site
Solid Waste Disposal	Ely Disposal Service	Service Available
Internet	Various Providers	Reasonably Available
The subject property is currently improved, and therefore utility services have been installed onto the site.		

SUBJECT PROPERTY ROADWAY FRONTAGES & ACCESS	
Roadway Frontages	**Roads Providing Access**
Avenue A (Terminus of East 11th Street)	Avenue A to Parking Areas
The subject property is generally located on the north side of Avenue A, at the north terminus of East 11th Street. The subject parcel does not have any on-site parking, but a public parking area is located just west of the subject parcel between the subject (East Ely Railroad Depot Building) and the Red Freight Barn Building. The map below depicts the subject property (outlined in red) and the parking area located just west of the building.	
FRONTAGE & ACCESS PHOTO (FACING WESTERLY)	



A.P.N. 002-021-08 (SUBJECT) OUTLINED IN RED

SUBJECT ZONING DATA

City of Ely Zoning Designation	M-2 (Heavy Manufacturing District)

ELY ZONING MAP

Parcel Number	00202108
Site Address	1100 AVENUE A
Owner Address	DEPT OF MUSEUMS & HISTORY 333 WEST NYE LANE ROOM 118 CARSON CITY, NV 89710-
Subdivision	ELY CITY TOWNSITE
Land Use Code	520
Acreage	0.187
Total Square Feet	8152

Zoning	
Zones	M-2



M-2 ZONING DATA PURPOSE

B. M-2 Heavy Manufacturing District: The heavy manufacturing zone is established to provide areas in the community where heavy industrial, manufacturing, and extractive uses may be located in an environment which protects them from the encroachment of commercial and residential uses, and which reduces the effect of undesirable characteristics such as odor, dust, and noise. Wholesale distribution of products manufactured in this zone is allowed. The zone is also intended to provide for the development of incidental service facilities such as restaurants, service stations, and public facilities intended primarily to serve the industrial area. (Ord. 410, 8-25-1986)

M-2 ZONING ALLOWED USES (CONTINUED NEXT PAGE)

P = Permitted Use

S = Special Use

N = Not Permitted

	M-2
	M-2
Automobile manufacturing	P
All uses permitted in C-1, C-2, and C-3	P
Buildings or structures $2^1/_2$ stories or 35 feet in height	P
Bulk plant (classes I and II flammable liquids and sales)	S
Caretaker's dwelling, incidental to the use of the land for industrial purposes	P
Carpenter, electrical, plumbing or heating shops	P
Cesspool cleaning equipment and storage	P
Concrete mixing and batching plants	P
Dairy, dairies (processing of milk products)	P
Dry-cleaning plant	P
Farm and construction equipment manufacturing	P
Feed, cereal and flour mill	P
Fertilizer and soil conditioner manufacturing and processing nonanimal products	P
Food processing, excluding fish, meat, vinegar, yeast and fat	P
Foundry, light-weight casting, nonferrous without causing noxious odors or fumes	P
Furniture upholstery shop	P
Honey extraction and processing	P
Ice manufacturing and storage	P
Insulation manufacturing	P
Knitting mill	P

M-2 ZONING ALLOWED USES (CONTINUED FROM PRIOR PAGE)

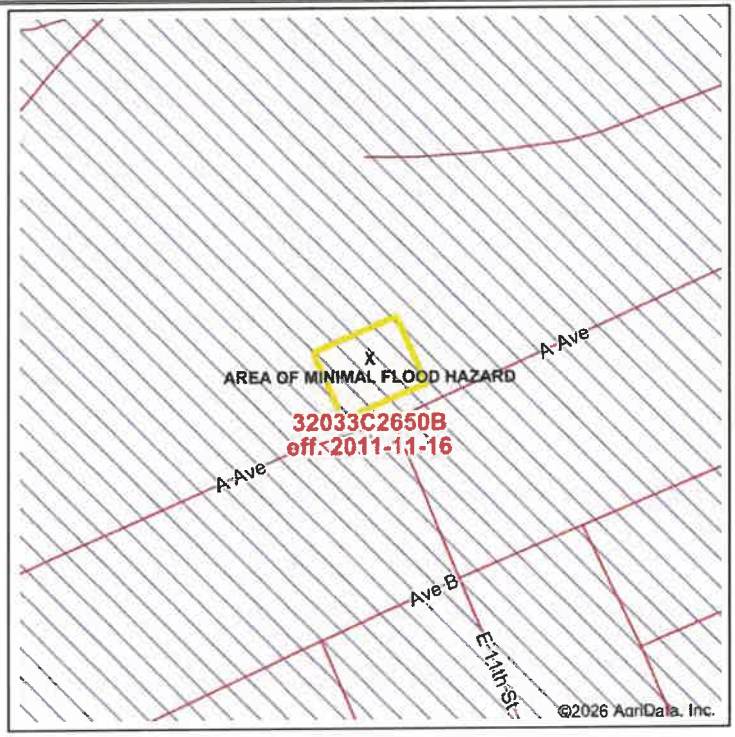
P = Permitted Use

S = Special Use

N = Not Permitted

	M-2
	M-2
Livestock feed processing and storage	P
Machine shop - general	P
Manufacturing establishments	P
Pest control and extermination	S
Petroleum refinery and plant for crude or refined oil, gasoline or other products	S
Planing mill	P
Printing	P
Poultry/meat killing and dressing	P
Public utilities and communications buildings/substations necessary for public use	S
Public utilities and communications rights of way necessary for public service	S
Publishing or lithography shops	P
Rubber welding	P
Sand blasting	P
Seed and feed sales - retail	P
Sheet metal fabrication	P
Sign manufacture or sign painting	P
Storage rental units	P
Storage, sorting, baling and processing of wood, glass, paper and junk (not garbage)	P
Storage of hides	P
Testing laboratory	P
Tire recapping or retreading	P
Tool design (precision), repair and manufacture	P
Truck sales and repair	P
Truck terminal	P
Warehouse storage	P
Welding shop	P
Wholesale business	P
Other uses commission deems to be similar	S

FLOOD ZONE DESIGNATION DATA (SOURCE: FEMA)





Map Center: 39° 15' 33.55, -114° 52' 8.65
State: NV Acres: 0.19
County: White Pine Date: 7/14/2026
Location: 15-16N-63E
Township: Ely

Maps Provided By surety® CUSTOMIZED ONLINE MAPPING © AgriData, Inc 2025 www.AgriDataInc.com

N W E S

Name	Number	County	NFIP Participation	Acres	Percent
CITY OF ELY	320023	White Pine	Regular	0.19	100%
			Total	0.19	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	0.19	100%
		Total	0.19	100%

Panel	Effective Date	Acres	Percent
32033C2650B	11/16/2011	0.19	100%
	Total	0.19	100%

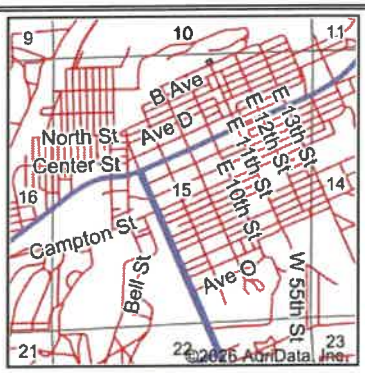
Map Source	Map #	Effective Date	Flood Zone
FEMA	32033C2650B	11/16/2011	Zone "X" (Unshaded)

ZONE	DESCRIPTION
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

SUBJECT PARCEL SOILS CHARACTERISTICS

A survey of the soils on the subject parcel has not been provided to us. A map depicting soils on the subject property, as provided by the United States Department of Agriculture (USDA), is set forth below, which is followed by a chart summarizing the subject's soil type, as provided by the USDA.





State: **Nevada**
County: **White Pine**
Location: **15-16N-63E**
Township: **Ely**
Acres: **0.19**
Date: **7/14/2026**

Maps Provided By surety www.AgriDataInc.com © AgriData, Inc 2026

Soils data provided by USDA and NRCS.

Area Symbol: NV780, Soil Area Version: 20			
Code	Soil Description	Acres	Percent of field
458	Shabliss-Pyrat-Palinor association	0.19	100.0%

SUBJECT PROPERTY TOPOGRAPHY CHARACTERISTICS

The entire subject property has been graded and developed, as a result the site has level topography that is at grade with Avenue A. The adjacent railroad tracks to the north sit at grade with the subject building's ground floor. Overall, the subject property is considered to have good topography for development and appears to provide good drainage.

SEISMIC ZONE
The subject is in an area which has several local faults and where there is a relatively strong probability of moderate to strong seismic activity. A search of the U.S. Quaternary Faults through the USGS did not show any faults crossing the subject property. Typical building codes require special construction techniques because of earthquake hazards. Additionally, a structural engineer typically reviews plans for residential and commercial buildings to assess earthquake hazards. As a result, for the purposes of this analysis, it is assumed that the subject parcel is not impacted by earthquake hazards to a greater degree than is typical for the area.

ENVIRONMENTAL & HAZARDOUS MATERIALS
My standard on-site inspection of the subject property did not reveal any readily apparent evidence suggesting the presence of contaminants or hazardous waste on any portion of the subject site. As I have not been provided with an Environmental Assessment on the site, this appraisal report assumes that the subject property is free and clear of contamination. For the purposes of this appraisal, it is assumed that the value of the subject property is not negatively impacted by the existence of toxic materials or hazardous waste.

SUBJECT SALES HISTORY			
Subject A.P.N.	**Recorded Sales-Last 10 Years**	**Currently Under Contract**	**Currently Listed For Sale**
002-021-08	No	No	No
The subject property has not been involved in any arm's length sales transactions over the prior ten-year period from the effective date of value.			

SUBJECT PROPERTY OPPORTUNITY ZONE ANALYSIS	
A.P.N. 002-021-08	No
The subject property is not located in a designated Opportunity Zone. Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds that are dedicated to investing into Opportunity Zones designated by the chief executives of every U.S. state and territory.	

SUBJECT PROPERTY EASEMENTS & ENCUMBRANCES			
Title Report	**Title Company**	**Effective Date**	**Title Report ID**
No	N/A	N/A	N/A

Prior to issuance of this appraisal report, I was not provided with a title report on the subject property. I have read and analyzed several historical documents recorded involving the subject property through data provided by the client and from research through the White Pine County Recorder's Office. The most recent deed transferring ownership of the property was recorded in 1990 (Book 162, Pages 122 through 124) and transferred the subject property from the City of Ely and White Pine Historical Railroad Foundation (Grantors) to The State of Nevada Department of Museums and History (Grantees).

A Deed recorded in 1985 (Book 90, Pages 136 through 138), which transferred the subject property from Nevada Northern Railway Company (Donor) to the City of Ely (Donee), includes reservations in favor of the Donor (City of Ely). The following sets forth the language of these reservations as set forth in this document.

RESERVATIONS SET FORTH IN 1985 DEED

"To have and to hold, all and singular, the said buildings unto the Donee and to its successors and assigns forever, subject, however, to the reservations, exceptions, conditions, covenant and provisions and reversionary clause hereinabove to hereinafter set forth. The covenants and agreements, all of which are hereinafter set out, are hereby declared to be covenants which run with the land and not personal covenants; said covenants being:

The Doner hereby expressly reserves unto itself, its successor and assigns, all minerals, oils and natural gases contained in and which may lie within the boundaries of the premises hereabove described.

That the premises herein conveyed shall not be used by the Donee, its successors and assigns, for any saloon, bar, cocktail lounge, gambling hall or any immoral or illegal purpose. Donee shall be responsible and faithfully discharge any and all cost and expense incident to the maintenance of the above described property.

The above described premised are donated by Donor to Donee herein for the express, sole, and only, purpose of use by the White Pine Historical Railroad Foundation in connection with and pursuant to the development of an historic railroad museum.

In the event the Donee should, at any time in the future, fail to use said buildings for purposes of the White Pine Historical Railroad Foundation program, then in such even title to the above described property shall thereupon revert to the Donor, if, at that time, Donor elects to exercise such reversionary right."

SUBJECT ASSESSMENTS & TAXABLE VALUES

APN 002-021-08

Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	2,871	354,407	0	357,278
Pers. Exempt				0
Total	0	0	0	0

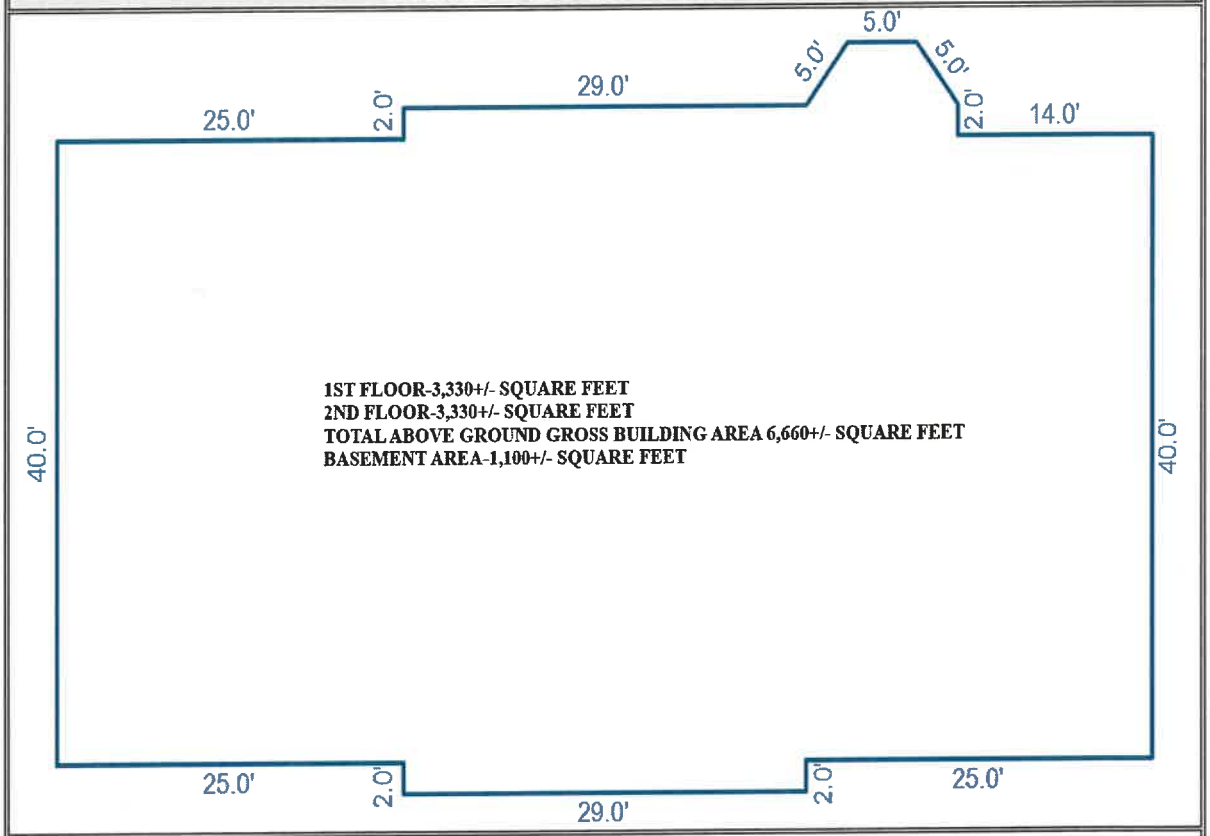
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	1,005	124,042	0	125,047
Pers. Exempt				0
Total	0	0	0	0

The taxable value of the property is based upon the Assessor's estimate of the full cash value of the site. The taxable value of the improvements is based upon the replacement cost new of the improvements which the Assessor estimates utilizing *Marshall Valuation Service,* a nationally recognized and accepted cost estimating publication. Straight line depreciation of 1.5% per year is deducted from the replacement cost new of the improvements.

REAL PROPERTY TAXES

As the subject property is owned by the State of Nevada, it is exempt from real property taxes.

SUBJECT BUILDING SKETCH



PROPERTY MEASURED BY SCOTT GRIFFIN, MAI ON JULY 8, 2026

DESCRIPTION OF SUBJECT IMPROVEMENTS	
Property Name	East Ely Railroad Depot Building
Primary Building Type	Railroad Depot Building-Museum, Offices, Store & Storage
Original Year Built	1907
Number of Floors	2
Basement	Yes-Unfinished Storage Basement
Total Gross Building Area	6,660± Square Feet (Based Upon Appraiser's Measurement)
Basement Building Area	1,100± Square Feet
Building Coverage	80.96% (Above Building Square Feet Divided by Gross Land Area)
Parking	None On-Site-Public Parking Adjacent
Tenants	Nevada Northern Railroad Museum & East Ely Railroad Depot Museum
Current Occupancy	100%
Current Vacancy	0%
Foundation	Sandstone-Portions Reportedly in Need of Repairs
Exterior Walls	Stone (1st Floor); Stucco (2nd Floor)
Roof	Steep Hipped Roof with Composition Finish (Metal Shed Roof)
Windows & Doors	Wood & Vinyl
2nd Floor Access	Single Interior Stairway Accessed from Exterior (Not ADA Accessible)
Interior Use-1st Floor	Retail Store & Storage
Interior Use-2nd Floor	Museums Areas, Offices, Storage
Interior Use-Basement	Some Storage
Interior Condition	Fair to Average
Construction Quality	Average to Good
Exterior Condition	Fair to Average
Historical Designation	National Historical District Designation (Designated in 1993)
Deferred Maintenance	Foundation Issues

The Ely Railroad Depot is located at the railhead of the former Kennecott Mine Railway. When the mine closed in the early 1980s, the site was transferred to a local non-profit agency. In turn, the depot and freight barn were brought under the auspices of the State of Nevada and have operated as a museum and display since 1992. The site was designated a National Historical District in 1993. The depot was constructed in 1907 and is presently used for offices, a museum, a small retail area, and storage. The first floor houses the retail store area and office areas that are utilized for storage. The second floor houses the museum areas, offices, and some storage areas. Access to the second floor is from a stairway accessed from the exterior of the first floor; the second floor is not ADA accessible. The building is a two-story wood and stone framed building with a composition roofing system on the main roof and a metal roof on the north facing shed roof. There is a partial basement used primarily for storage. The building's foundation, which is a sandstone foundation, reportedly has some areas which need repair. The finished areas of the first and second floors are generally in fair to average condition, while the basement is unfinished and in fair condition.

HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined in the 8th Edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2026) as:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions, as defined in *Olson vs. United States 292 U.S. 246*)

HIGHEST AND BEST USE AS THOUGH VACANT

Physically Possible-As Vacant

In determining the physically possible uses of the subject parcel, its location and physical characteristics must be considered. The subject building is located on a small, 8,152± square foot rectangular lot. The subject parcel has level topography and sits south of and adjacent to the Nevada Northern Railway main line and yard, and on the north side of Avenue A at the northern terminus of East 11th Street in Ely, Nevada. The site has utilities available.

The main physical constraint to the subject site is its small land area, which limits the size of any development on the site. The current improvements on the site cover a majority of the site, and there is no on-site parking on the subject parcel.

Legally Permissible-As Vacant

According to the City of Ely, the subject is zoned M-2 (Heavy Manufacturing District). The heavy manufacturing zone is established to provide areas in the community where heavy industrial, manufacturing, and extractive uses may be located in an environment which protects them from the encroachment of commercial and residential uses, and which reduces the effect of undesirable characteristics such as odor, dust, and noise. Wholesale distribution of products manufactured in this zone is allowed. The zone is also intended to provide for the development of incidental service facilities such as restaurants, service stations, and public facilities intended primarily to serve the industrial area. A full description of this zoning district is set forth in a prior section of this report, including the allowed uses in this district.

Overall, the subject site's legally permissible uses include a wide variety of industrial uses, along with some support commercial uses. The subject's location adjacent to a rail line and not on a major commercial roadway make an industrial use the most likely use.

Financially Feasible/Maximally Productive-As Vacant

The highest and best use of the subject site must be financially feasible. To be financially feasible, there must be adequate demand to support the highest and best use of the subject property. To be maximally productive, the highest and best use must be the most intense utilization for which the subject site can be developed.

Based upon the subject's existing use, underlying zoning, and economic conditions in the Ely area, development of the subject site would likely only be feasible for an owner-user, or once demand warranted construction for a for-lease project. The Ely area has significant vacant space for commercial and industrial uses, and therefore development with a speculative project on the site would not be feasible in the short term.

Overall, the highest and best use of the subject site, if vacant, is for speculative holding, until such time that demand warrants development of improvements on the site. An industrial use would be the most likely development on the site upon demand in the market.

HIGHEST AND BEST USE AS IMPROVED

The next step in the highest and best use analysis is to consider the subject property as improved. The subject property is improved with a two-story 6,660± square foot historical building which is currently utilized as the Nevada State Railroad Museum. The improvements were constructed in 1907. A full description of the improvements is set forth in a prior section of this report.

The physically possible uses of the current improvements include office and retail uses based upon the layout and construction of the building, with areas for storage. However, the legally permissible uses are dictated by reservations recorded on the property which limit the uses of the building. A Deed recorded in 1985 (Book 90, Pages 136 through 138), which transferred the subject property from Nevada Northern Railway Company (Donor) to the City of Ely (Donee), includes reservations in favor of the Donor (City of Ely). The following sets forth the language of these reservations as set forth in this document.

RESERVATIONS SET FORTH IN 1985 DEED

"To have and to hold, all and singular, the said buildings unto the Donee and to its successors and assigns forever, subject, however, to the reservations, exceptions, conditions, covenant and provisions and reversionary clause hereinabove to hereinafter set forth. The covenants and agreements, all of which are hereinafter set out, are hereby declared to be covenants which run with the land and not personal covenants; said covenants being:

The Doner hereby expressly reserves unto itself, its successor and assigns, all minerals, oils and natural gases contained in and which may lie within the boundaries of the premises hereabove described.

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In the event the Donee should, at any time in the future, fail to use said buildings for purposes of the White Pine Historical Railroad Foundation program, then in such even title to the above described property shall thereupon revert to the Donor, if, at that time, Donor elects to exercise such reversionary right."

Based upon the current deed restrictions encumbering the subject property, the only allowed use of the building is for use by the White Pine Historical Foundation for a railroad museum. If the property is not utilized for this purpose, the property would revert to the original Donor, who was the Nevada Northern Railway Company.

Based upon the deed restrictions encumbering the property, it is my opinion that the only allowed use from a legally permissible basis is for a railroad museum use. The property has historically been utilized for this use, and therefore the use appears to be a feasible use of the property. The most likely buyer of the property, if it were available for sale, would likely be a non-profit or an organization which specializes in historical preservation and the operation of a property like the subject.

INTRODUCTION TO VALUATION ANALYSIS

There are three approaches to value an appraiser generally must consider in estimating the value of a property. These approaches include the Cost Approach, the Income Approach and the Direct Sales Comparison Approach.

Valuation Techniques

Within the local and regional market, buyers and sellers of properties like the subject do not typically rely on a Cost Approach to Value. The subject improvements were constructed in 1907, and therefore utilizing a Cost Approach to value the property is not considered a supportable valuation technique due to the subjectivity in determining depreciation. Additionally, the property is encumbered by deed restrictions which limit the use of the improvements. Therefore, a Cost Approach to Value has not been utilized in the valuation of the subject property

The Income Approach to Value is based upon the principle that value is created by the anticipation of future benefits. Within the Ely market, there is limited demand from tenants for leasing space like the subject, particularly due to the deed restrictions on the property which limit the use of the improvements. Historical properties like the subject which are encumbered by similar deed restrictions are often not operated for profit-making purposes, and therefore determining a market lease rate for the property does not consider the allowed uses of the building. Most properties like the subject are either owned by the operator, or in many cases are leased at nominal rates. Therefore, it is my opinion that an Income Approach to Value is not applicable in the valuation of the subject property.

The Sales Comparison Approach is based upon the principle of substitution, which holds that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability. Based upon the older age of improvements on the subject property, the property's location in Ely, Nevada, and with consideration given to the deed restrictions encumbering the property, it is my opinion that the Sales Comparison Approach is the best valuation technique to utilize in the valuation of the subject property. Therefore, the Sales Comparison Approach to Value will be the only approach utilized in the valuation of the subject property. In this approach, the Sales Comparison Approach will be completed utilizing a price per square foot analysis, which is typically utilized in the local and regional market for properties like the subject property.

SALES COMPARISON APPROACH TO VALUE

To arrive at the Market Value of the subject property, the Sales Comparison Approach to Value has been utilized. In completing the Sales Comparison Approach to Value, the Official Records of White Pine County and other counties in Nevada were searched for sales of similar properties. In addition, I have interviewed numerous realtors and brokers in the market and have researched other providers of real estate data in the market including *CoStar*, *Multiple Listing Service* and *Loopnet*.

Selection of Sales

In researching sales which were considered comparable and/or competitive to the subject property, emphasis was placed on buildings with some historical significance, or buildings with some limitations based upon their age or use. I have researched sales data throughout northern Nevada.

Set out on the following page are building sales considered to be most indicative of the market value of the subject property. Following the comparable buildings sales chart and map is a profile sheet, photograph and a brief description of each of the sale properties. The sales will be compared to the subject on a sale price per gross building area basis, which is the most used methodology for similar buildings in the market.

COMPARABLE SALES CHART

Sale ID	Property ID	Address	City/Town	State	Building Area	Year Built	Sale Date	Sale Price	Sale Price/SF
1	3-R Building	640 Melarkey Street	Winnemucca	NV	15,404 SF	1939	01/06/2021	$360,000	$23.37
2	Elko Business Center	321 5th Street	Elko	NV	8,820 SF*	1916	09/17/2021	$850,000	$96.37
3	Churchill Bank Building	131 S. Maine Street	Fallon	NV	9,120 SF	1904	07/14/2023	$525,000	$57.57
4	Frazzini Building	270 S. Maine Street	Fallon	NV	10,728 SF*	1921	08/11/2023	$495,000	$46.14
5	Old Sacred Hart	505 Murry Street	Ely	NV	5,862 SF	1906	12/10/2024	$275,000	$46.91
6	All Aboard Café & Inn	220 NV Northern Rail W.	Ely	NV	3,314 SF	1920	04/09/2025	$283,000	$85.40
7	Marshall Mint	96 C Street	Virginia City	NV	5,791 SF	1861	04/21/2025	$630,000	$108.79
8	IH Kent Building	165 S. Maine Street	Fallon	NV	10,500 SF	1904	05/12/2025	$887,500	$84.52
9	Secretary of State	202 N. Carson Street	Carson City	NV	9,426 SF*	1863	05/16/2025	$1,000,000	$106.09
10	Odeon Saloon	65 Pike Street	Dayton	NV	6,824 SF*	1890	05/28/2025	$750,000	$109.91
11	Paradise Bar	95 S. Main Street	Paradise Valley	NV	4,600 SF	1910	10/10/2025	$200,000	$43.48
12	The Martin	94 W. Railroad Street	Winnemucca	NV	4,681 SF	1913	01/30/2026	$393,000	$83.96
13	CB Brown Buildings	205-221 S. Bridge Street	Winnemucca	NV	29,068 SF*	1893	04/30/2026	$850,000	$29.24
			LOW		**3,314 SF**	**1861**	**01/06/2021**	**$200,000**	**$23.37**
			HIGH		**29,068 SF**	**1939**	**04/30/2026**	**$1,000,000**	**$109.91**
			AVERAGE		**9,549 SF**	**1903**	**08/04/2024**	**$576,808**	**$70.90**
			MEDIAN		**8,820 SF**	**1906**	**04/21/2025**	**$525,000**	**$83.96**
Subject	**East Ely Railroad Depot**	**1100 Avenue A**	**Ely**	**NV**	**6,660 SF***	**1907**	**07/08/2026**	**N/A**	**N/A**

* Exclusive of Basement Areas

COMPARABLE SALES MAP



COMPARABLE BUILDING SALE PROFILES
SALE 1



Property ID:	3-R Building	**City:**	Winnemucca
Address:	640 Melarkey Street	**County:**	Humboldt
A.P.N.:	15-0398-01	**State:**	Nevada
Property Type:	Commercial/Office	**Total Building SF:**	15,404± SF
Year Built:	1939	**Land Acres:**	0.23± Acres
Construction:	Concrete & Wood	**Building Coverage:**	100%
Quality:	Average	**Stories:**	3
Condition:	Fair-Poor	**Basement:**	None
Recording Date:	01/06/2021	**Sale Price:**	$360,000
Document #:	2021-00060	**Price/Square Foot:**	$23.37
Grantor:	3R Building, LLC	**Terms Of Sale:**	$320,000 (89%) Seller Financed
Grantee:	Premier Siding, LLC	**Interest Sold:**	Fee Simple
Verified By:	Tony Wiggins-Century 21 Sonoma	**Marketing Time:**	28± Months

COMPARABLE BUILDING SALE PROFILE
SALE 2



Property ID:	Elko Business Center	**City:**	Elko
Address:	321 5th Street	**County:**	Elko
A.P.N.:	001-265-008	**State:**	Nevada
Property Type:	Retail/Office	**Total Building SF:**	8,820± SF
Year Built:	1916	**Land Acres:**	0.1035± Acres
Construction:	Masonry	**Building Coverage:**	100%
Quality:	Average	**Stories:**	2
Condition:	Average	**Basement:**	3,980± SF (Unfinished)
Recording Date:	09/17/2021	**Sale Price:**	$850,000
Document #:	794629	**Price/Square Foot:**	$96.37
Grantor:	Enlighten LLC	**Terms Of Sale:**	Cash to Seller
Grantee:	Elko Business Center LLC	**Interest Sold:**	Fee Simple
Verified By:	Public Records	**Marketing Time:**	N/A

COMPARABLE BUILDING SALE PROFILE
SALE 3



Property ID:	Churchill Bank Building	**City:**	Fallon
Address:	131 S. Maine Street	**County:**	Churchill
A.P.N.:	001-541-11	**State:**	Nevada
Property Type:	Retail/Office	**Total Building SF:**	9,120± SF
Year Built:	1904	**Land Acres:**	0.13± Acres
Construction:	Masonry	**Building Coverage:**	100%
Quality:	Average	**Stories:**	2
Condition:	Average	**Basement:**	None
Recording Date:	07/14/2023	**Sale Price:**	$525,000
Document #:	503025	**Price/Square Foot:**	$57.57
Grantor:	Loneliest Road, LLC	**Terms Of Sale:**	Cash to Seller
Grantee:	Bret & Pamella Yost	**Interest Sold:**	Fee Simple
Verified By:	Rocky Joy-NAI Alliance	**Marketing Time:**	1± Years

COMPARABLE BUILDING SALE PROFILE
SALE 4



Property ID:	Frazzini Building	**City:**	Fallon
Address:	270 S. Maine Street	**County:**	Churchill
A.P.N.:	001-524-08 & 15	**State:**	Nevada
Property Type:	Retail/Office	**Total Building SF:**	10,728± SF
Year Built:	1921	**Land Acres:**	0.29± Acres
Construction:	Masonry	**Building Coverage:**	100%
Quality:	Average	**Stories:**	2
Condition:	Average	**Basement:**	Yes-Finished (5,400± SF)
Recording Date:	08/11/2023	**Sale Price:**	$495,000
Document #:	503389	**Price/Square Foot:**	$46.14
Grantor:	Outback, LLC	**Terms Of Sale:**	Cash to Seller
Grantee:	Churchill County	**Interest Sold:**	Leased Fee
Verified By:	Zachary Bonkowski-Realtor	**Marketing Time:**	On & Off Since 10/15/2021

COMPARABLE BUILDING SALE PROFILE
SALE 5



Property ID:	Old Sacred Heart Church	**City:**	Ely
Address:	505 Murry Street	**County:**	White Pine
A.P.N.:	001-284-13, 14 & 15	**State:**	Nevada
Property Type:	Church/Assembly	**Total Building SF:**	5,862± SF
Year Built:	1906	**Land Acres:**	0.565± Acres
Construction:	Masonry	**Building Coverage:**	23.82%
Quality:	Average	**Stories:**	1
Condition:	Fair-Average	**Basement:**	None
Recording Date:	12/10/2024	**Sale Price:**	$275,000
Document #:	2024-406009	**Price/Square Foot:**	$46.91
Grantor:	Janeal Newton & Steven Harter	**Terms Of Sale:**	Cash to Seller
Grantee:	John Misumi & Minnie Lim	**Interest Sold:**	Fee Simple
Verified By:	Public Records/Listing Package	**Marketing Time:**	N/A

COMPARABLE BUILDING SALE PROFILE
SALE 6



Property ID:	All Aboard Café & Inn	**City:**	Ely
Address:	220 Nevada Northern Rail Way	**County:**	White Pine
A.P.N.:	002-025-13	**State:**	Nevada
Property Type:	Café & Inn	**Total Building SF:**	3,314± SF
Year Built:	1920	**Land Acres:**	0.2525± Acres
Construction:	Wood Frame	**Building Coverage:**	30.13%
Quality:	Average	**Stories:**	2
Condition:	Fair-Average	**Basement:**	None
Recording Date:	04/09/2025	**Sale Price:**	$283,000
Document #:	2025-407117	**Price/Square Foot:**	$85.40
Grantor:	Ralph A. & Rebecca J. Werber	**Terms Of Sale:**	Cash to Seller
Grantee:	Martin W. & Andrea Westland	**Interest Sold:**	Fee Simple
Verified By:	Public Records/MLS #3625074	**Marketing Time:**	273 Days Total (40 Pending)

COMPARABLE BUILDING SALE PROFILE
SALE 7



Property ID:	Marshall Mint Building	**City:**	Virginia City
Address:	96 C Street	**County:**	Storey
A.P.N.:	001-084-11	**State:**	Nevada
Property Type:	Retail & Hotel	**Total Building SF:**	5,791± SF
Year Built:	1861	**Land Acres:**	0.10± Acres
Construction:	Masonry	**Building Coverage:**	100%
Quality:	Average	**Stories:**	2
Condition:	Fair-Average	**Basement:**	None
Recording Date:	04/21/2025	**Sale Price:**	$630,000
Document #:	140976	**Price/Square Foot:**	$108.79
Grantor:	Marshall Mint, Inc.	**Terms Of Sale:**	10% Down, 90% Seller Financed
Grantee:	Tiejun & Carolyn M. Ding	**Interest Sold:**	Fee Simple
Verified By:	Ryan Johnson, CCIM-Broker	**Marketing Time:**	5± Months

COMPARABLE BUILDING SALE PROFILE
SALE 8



Property ID:	IH Kent Mercantile & Grocery	**City:**	Fallon
Address:	165 South Maine Street	**County:**	Churchill
A.P.N.:	001-541-35	**State:**	Nevada
Property Type:	Retail/Office	**Total Building SF:**	10,500± SF
Year Built:	1904	**Land Acres:**	0.62± Acres
Construction:	Masonry	**Building Coverage:**	38.88%
Quality:	Average	**Stories:**	1
Condition:	Average	**Basement:**	None
Recording Date:	05/12/2025	**Sale Price:**	$887,500
Document #:	513581	**Price/Square Foot:**	$84.52
Grantor:	Cynthia Kent-Dillon & Kristi Evers	**Terms Of Sale:**	Cash to Seller
Grantee:	EMR Land Co.	**Interest Sold:**	Fee Simple
Verified By:	Travis Hansen-Broker	**Marketing Time:**	N/A

COMPARABLE BUILDING SALE PROFILE
SALE 9



Property ID:	Former Secretary of State Bldg.	**City:**	Carson City
Address:	202 North Carson Street	**County:**	Carson City
A.P.N.:	003-213-03	**State:**	Nevada
Property Type:	Retail/Office	**Total Building SF:**	9,426± SF
Year Built:	1863	**Land Acres:**	0.2342± Acres
Construction:	Masonry	**Building Coverage:**	92.40%
Quality:	Average	**Stories:**	1
Condition:	Average	**Basement:**	Yes-Unfinished (2,720± SF)
Recording Date:	05/16/2025	**Sale Price:**	$1,000,000
Document #:	554948	**Price/Square Foot:**	$106.09
Grantor:	Erika Lynn Seid	**Terms Of Sale:**	Cash to Seller
Grantee:	Brandon C. Nicholas, Trustee	**Interest Sold:**	Fee Simple
Verified By:	Torry Johnson-RE Agent	**Marketing Time:**	2± Months

COMPARABLE BUILDING SALE PROFILE
SALE 10



Property ID:	Odeon Saloon	**City:**	Dayton
Address:	65 Pike Street	**County:**	Lyon
A.P.N.:	006-055-12	**State:**	Nevada
Property Type:	Bar/Restaurant/Banquet	**Total Building SF:**	6,824± SF
Year Built:	1890	**Land Acres:**	0.29± Acres
Construction:	Masonry	**Building Coverage:**	54.02%
Quality:	Average	**Stories:**	2
Condition:	Fair-Average	**Basement:**	320± SF (Unfinished)
Recording Date:	05/28/2025	**Sale Price:**	$750,000
Document #:	695025	**Price/Square Foot:**	$109.91
Grantor:	Maria Hatjopoulos, et al.	**Terms Of Sale:**	Cash to Seller
Grantee:	Javelin Ventures, LLC	**Interest Sold:**	Fee Simple
Verified By:	Public Records; MLS#230007776	**Marketing Time:**	1± Years Off & On

COMPARABLE BUILDING SALE PROFILE
SALE 11



Property ID:	Paradise Bar	**City:**	Paradise Valley
Address:	95 South Main Street	**County:**	Humboldt
A.P.N.:	04-0371-08	**State:**	Nevada
Property Type:	Bar/Retail	**Total Building SF:**	4,600± SF
Year Built:	1910	**Land Acres:**	0.12± Acres
Construction:	Masonry	**Building Coverage:**	88.00%
Quality:	Average	**Stories:**	1
Condition:	Fair	**Basement:**	None
Recording Date:	10/10/2025	**Sale Price:**	$200,000
Document #:	2025-05530	**Price/Square Foot:**	$43.48
Grantor:	Juanita Kennedy	**Terms Of Sale:**	Cash to Seller
Grantee:	Prairie Dust, LLC	**Interest Sold:**	Fee Simple
Verified By:	Public Records	**Marketing Time:**	N/A

COMPARABLE BUILDING SALE PROFILE
SALE 12



Property ID:	The Martin	**City:**	Winnemucca
Address:	94 West Railroad Street	**County:**	Humboldt
A.P.N.:	15-0397-05	**State:**	Nevada
Property Type:	Bar/Restaurant	**Total Building SF:**	4,681± SF
Year Built:	1913	**Land Acres:**	0.23± Acres
Construction:	Masonry	**Building Coverage:**	46.72%
Quality:	Average	**Stories:**	2
Condition:	Fair-Average	**Basement:**	None
Recording Date:	01/30/2026	**Sale Price:**	$393,000
Document #:	2026-00898	**Price/Square Foot:**	$83.96
Grantor:	SoDak Assets LLC	**Terms Of Sale:**	Cash to Seller
Grantee:	Benny J. & Jennifer L. Martinez	**Interest Sold:**	Fee Simple
Verified By:	Justin Rost-RE Agent	**Marketing Time:**	6 Days

COMPARABLE BUILDING SALE PROFILE
SALE 13



Property ID:	CB Brown Buildings	**City:**	Winnemucca
Address:	205-221 South Bridge Street	**County:**	Humboldt
A.P.N.:	15-0434-01, 12 & 13	**State:**	Nevada
Property Type:	Retail/Hotel	**Total Building SF:**	29,068± SF
Year Built:	1893	**Land Acres:**	0.36± Acres
Construction:	Masonry	**Building Coverage:**	100%
Quality:	Average	**Stories:**	2
Condition:	Fair	**Basement:**	Yes-15,625± SF (Partially Finished)
Recording Date:	04/30/2026	**Sale Price:**	$850,000
Document #:	2026-02630	**Price/Square Foot:**	$29.24
Grantor:	C.B. Brown Limited-Series 3, LLC et al.	**Terms Of Sale:**	$400,000 Down; $450,000 Seller
Grantee:	Iron Ram Holdings, LLC	**Interest Sold:**	Fee Simple
Verified By:	Arlene Myers-Former Owner	**Marketing Time:**	N/A

SALES COMPARISON APPROACH ANALYSIS DISCUSSION

In the valuation of the subject property, 13 comparable sale properties were utilized in the Sales Comparison Approach to Value. The chart below summarizes these 13 sale properties.

COMPARABLE SALES CHART

Sale ID	Property ID	Address	City/Town	State	Building Area	Year Built	Sale Date	Sale Price	Sale Price/SF
1	3-R Building	640 Melarkey Street	Winnemucca	NV	15,404 SF	1939	01/06/2021	$360,000	$23.37
2	Elko Business Center	321 5th Street	Elko	NV	8,820 SF	1916	09/17/2021	$850,000	$96.37
3	Churchill Bank Building	131 S. Maine Street	Fallon	NV	9,120 SF	1904	07/14/2023	$525,000	$57.57
4	Frazzini Building	270 S. Maine Street	Fallon	NV	11,268 SF	1921	08/11/2023	$495,000	$43.93
5	Old Sacred Hart	505 Murry Street	Ely	NV	5,862 SF	1906	12/10/2024	$275,000	$46.91
6	All Aboard Café & Inn	220 NV Northern Rail W.	Ely	NV	3,314 SF	1920	04/09/2025	$283,000	$85.40
7	Marshall Mint	96 C Street	Virginia City	NV	5,791 SF	1861	04/21/2025	$630,000	$108.79
8	IH Kent Building	165 S. Maine Street	Fallon	NV	10,500 SF	1904	05/12/2025	$887,500	$84.52
9	Secretary of State	202 N. Carson Street	Carson City	NV	9,426 SF	1863	05/16/2025	$1,000,000	$106.09
10	Odeon Saloon	65 Pike Street	Dayton	NV	6,824 SF	1890	05/28/2025	$750,000	$109.91
11	Paradise Bar	95 S. Main Street	Paradise Valley	NV	4,600 SF	1910	10/10/2025	$200,000	$43.48
12	The Martin	94 W. Railroad Street	Winnemucca	NV	4,681 SF	1913	01/30/2026	$393,000	$83.96
13	CB Brown Buildings	205-221 S. Bridge Street	Winnemucca	NV	29,068 SF	1893	04/30/2026	$850,000	$29.24
			LOW		**3,314 SF**	**1861**	**01/06/2021**	**$200,000**	**$23.37**
			HIGH		**29,068 SF**	**1939**	**04/30/2026**	**$1,000,000**	**$109.91**
			AVERAGE		**9,591 SF**	**1903**	**08/04/2024**	**$576,808**	**$70.73**
			MEDIAN		**8,820 SF**	**1906**	**04/21/2025**	**$525,000**	**$83.96**
Subject	**East Ely Railroad Depot**	**1100 Avenue A**	**Ely**	**NV**	**6,600 SF**	**1907**	**09/15/2025**	**N/A**	**N/A**

* Exclusive of Basement Areas

Ideally, it would be desirable to have sufficient data available from which to conduct a paired sales analysis for each of the adjustment factors, thereby quantifying a mathematical dollar adjustment. However, there is not sufficient data available to conduct such analysis. To suggest that a paired sales comparison analysis is possible with the limited data set available, in my opinion, would be suggesting a greater degree of precision than is realistically achievable in the marketplace. Accordingly, qualitative adjustments will be made to the comparable sales for the elements of comparison. The adjustment elements considered to be inferior to the subject will be adjusted upward (+). The adjustment elements considered to be superior to the subject will be adjusted downward (–). The adjustment elements considered similar or comparable to the subject will not be adjusted (=).

The following analysis discusses the adjustments made for the various adjustment criteria, which includes property rights transferred, terms of sale, sale conditions, buyer expenditures, market conditions, zoning/legal constraints, and various physical characteristics

including location, condition, use, size, building coverage, basement and other areas, and any other characteristics requiring adjustments.

Property Rights Conveyed

In this report, I am valuing the fee simple market value of the subject property. All the sales other than Sales 4 and 13 involved the fee simple interest when sold. Sales 4 and 13 were both partially leased when sold but were leased at below market rental rates based upon interviews with the brokers and owners involved in the sales. Therefore, these two sales have been adjusted upward to account for the below market rents in these two properties.

PROPERTY RIGHTS CONVEYED ADJUSTMENT SUMMARY		
Sale	**Interest Conveyed**	**Adjustment Required**
1	Fee Simple	No Adjustment Required
2	Fee Simple	No Adjustment Required
3	Fee Simple	No Adjustment Required
4	Leased Fee-Below Market	Upward Adjustment Required
5	Fee Simple	No Adjustment Required
6	Fee Simple	No Adjustment Required
7	Fee Simple	No Adjustment Required
8	Fee Simple	No Adjustment Required
9	Fee Simple	No Adjustment Required
10	Fee Simple	No Adjustment Required
11	Fee Simple	No Adjustment Required
12	Fee Simple	No Adjustment Required
13	Leased Fee-Below Market	Upward Adjustment Required
Subject	**Fee Simple**	=

Financing-Terms of Sale (Cash Equivalency)

Ten of the 13 sales involved cash to seller or cash equivalent sales terms and therefore do not require adjustments for this factor. Sales 1 and 7 involved significant seller financing which involved lower down payments that are typical in commercial real estate transactions, and therefore these sales have been adjusted downward for this factor. Sale 13 also involved seller financing; however, the down payment in this transaction was significant (47.06%), and the terms of the seller financing were at market rates, and therefore no adjustments have been made to this sale for cash equivalency.

FINANCING TERMS ADJUSTMENT SUMMARY		
Sale	**Terms of Sale**	**Adjustment Required**
1	Seller Financing-Lower Down Payment	Downward Adjustment Required
2	Cash Equivalent Terms	No Adjustment Required
3	Cash Equivalent Terms	No Adjustment Required
4	Cash Equivalent Terms	No Adjustment Required
5	Cash Equivalent Terms	No Adjustment Required
6	Cash Equivalent Terms	No Adjustment Required
7	Seller Financing-Lower Down Payment	Downward Adjustment Required
8	Cash Equivalent Terms	No Adjustment Required
9	Cash Equivalent Terms	No Adjustment Required
10	Cash Equivalent Terms	No Adjustment Required
11	Cash Equivalent Terms	No Adjustment Required
12	Cash Equivalent Terms	No Adjustment Required
13	Seller Financing-Large Down Payment	No Adjustment Required
Subject	**Assumes Cash Equivalent Terms**	=

Conditions of Sale

Based upon our interviews with individuals knowledgeable about the comparable sales, there were no noted conditions of sale for 12 of the 13 sales; therefore, no adjustments for conditions of sale are indicated. Based upon discussions with people involved in the sale of Sale 4, the seller was highly motivated to sell the property and had listed the property 38%± less than seller had listed the property the year before. Once the property was listed at the new price, it sold quickly. This sale has been adjusted upward for seller motivation.

CONDITIONS OF SALE ADJUSTMENT SUMMARY		
Sale	**Conditions of Sale**	**Adjustment Required**
1	None Noted	No Adjustment Required
2	None Noted	No Adjustment Required
3	None Noted	No Adjustment Required
4	Seller Motivation	Upward Adjustment Required
5	None Noted	No Adjustment Required
6	None Noted	No Adjustment Required
7	None Noted	No Adjustment Required
8	None Noted	No Adjustment Required
9	None Noted	No Adjustment Required
10	None Noted	No Adjustment Required
11	None Noted	No Adjustment Required
10	None Noted	No Adjustment Required
13	None Noted	No Adjustment Required
Subject	**Assumes None**	=

Buyer Expenditures

Based upon a review of the sales, no buyer expenditures adjustments are necessary to 12 of the 13 sales. Although the subject and the sale properties are older buildings with some deferred maintenance issues, they are considered typical for historical buildings with ongoing repair requirements.

Sale 13 requires a large upward adjustment for buyer expenditures as the property included significant deferred maintenance, including two boiler units which were well past their effective ages of use, the required need for electric meters for the hotel portion of the property, the replacement of seven evaporative coolers, and required roof and ceiling repairs.

BUYER EXPENDITURE ADJUSTMENT SUMMARY		
Sale	**Buyer Expenditure**	**Adjustment Required**
1	None Noted	No Adjustment Required
2	None Noted	No Adjustment Required
3	None Noted	No Adjustment Required
4	None Noted	No Adjustment Required
5	None Noted	No Adjustment Required
6	None Noted	No Adjustment Required
7	None Noted	No Adjustment Required
8	None Noted	No Adjustment Required
9	None Noted	No Adjustment Required
10	None Noted	No Adjustment Required
11	None Noted	No Adjustment Required
12	None Noted	No Adjustment Required
13	Significant Deferred Maintenance	Upward Adjustment Required
Subject	**Assumes None**	=

Market Conditions (Date Of Sale)

In discussions with numerous buyers, sellers, and brokers in the northern Nevada market with experience in historical buildings, it was indicated that limited data is available to support a mathematical adjustment for market conditions for older buildings, as they often have more specialized uses and a more limited pool of willing buyers which often extend marketing times for these properties. However, it was also the consensus that the overall real estate market in northern Nevada has shown growth over the past decade, and prices for most types of real estate has generally increased over the past five-year period.

The sales utilized in this analysis occurred between 2021 and 2026. Although there is limited sales and resale data to support market condition adjustments, it is my opinion that overall market demand for real estate in northern Nevada has generally increased over the past five years. It is my opinion that upward qualitative adjustments are warranted for market conditions, particularly for the older sales which occurred between 2021 and 2024. The sales which occurred in 2025 and 2026 have not been adjusted for market conditions, as they occurred closer in time to the effective date of value and are felt to better represent current market conditions.

MARKET CONDITIONS ADJUSTMENT SUMMARY		
Sale	**Date of Sale**	**Adjustment Required**
1	01/06/2021	Upward Adjustment Required
2	09/17/2021	Upward Adjustment Required
3	07/14/2023	Upward Adjustment Required
4	08/11/2023	Upward Adjustment Required
5	12/10/2024	Upward Adjustment Required
6	04/09/2025	No Adjustment Required
7	04/21/2025	No Adjustment Required
8	05/12/2025	No Adjustment Required
9	05/16/2025	No Adjustment Required
10	05/28/2025	No Adjustment Required
11	10/10/2025	No Adjustment Required
12	01/30/2026	No Adjustment Required
13	04/30/2026	No Adjustment Required
Subject	**07/08/2026**	=

Zoning

Each of the comparable sales had zoning designations that permit the current buildings on the properties. Zoning is not felt to be a major issue on the current building improvements on the subject and sales properties, as they are historic buildings that have been on the properties for numerous decades. Adjustments for other legal issues, including the subject's deed restrictions, will be adjusted separately from zoning.

ZONING ADJUSTMENT SUMMARY		
Sale	**Zoning/Use**	**Adjustment Required**
1	Improvements Allowed	No Adjustment Required
2	Improvements Allowed	No Adjustment Required
3	Improvements Allowed	No Adjustment Required
4	Improvements Allowed	No Adjustment Required
5	Improvements Allowed	No Adjustment Required
6	Improvements Allowed	No Adjustment Required
7	Improvements Allowed	No Adjustment Required
8	Improvements Allowed	No Adjustment Required
9	Improvements Allowed	No Adjustment Required
10	Improvements Allowed	No Adjustment Required
11	Improvements Allowed	No Adjustment Required
12	Improvements Allowed	No Adjustment Required
13	Improvements Allowed	No Adjustment Required
Subject	**Improvements Allowed**	=

Encumbrances

The subject property is encumbered by reservations recorded on the property which limit the uses of the building. A Deed recorded in 1985 (Book 90, Pages 136 through 138), which transferred the subject property from Nevada Northern Railway Company (Donor) to the City of Ely (Donee), includes reservations in favor of the Donor (City of Ely).

These reservations are fully described in a prior section of this report but indicate that "*The premises herein conveyed shall not be used by the Donee, its successors and assigns, for any saloon, bar, cocktail lounge, gambling hall or any immoral or illegal purpose. Donee shall be responsible and faithfully discharge any and all cost and expense incident to the maintenance of the above described property. The above described premised are donated by Donor to Donee herein for the express, sole, and only, purpose of use by the White Pine Historical Railroad Foundation in connection with and pursuant to the development of an historic railroad museum. In the event the Donee should, at any time in the future, fail to use said buildings for purposes of the White Pine Historical Railroad Foundation program, then in such even title to the above described property shall thereupon revert to the Donor, if, at that time, Donor elects to exercise such reversionary right.*"

The reservations above indicate that the subject building, along with an adjacent building to the west (the Red Freight Barn property), must be utilized for the White Pine Historical Railroad Foundation program. The subject building is currently utilized for this use, and

includes museum areas, a retail area, and storage areas. These deed reservations limit the marketability of the subject property to most buyers based upon the required use.

Typically, any encumbrance limiting the use of a property can have a negative effect on the property as it may reduce or limit the number of potential users of the property. Other types of limiting reservations or restrictions on a property, like easements or zoning, can often impact the marketability and in some cases the value of a property because of a specified use restriction. Easements often result in restricted uses on all or part of property for various purposes, not limited to utilities, access, air rights, conservation purposes, and other various purposes. Zoning restrictions typically limit the allowed uses on a property based upon city or county ordinances. In the case of the subject property, the required use is very specific and limiting, with one allowed use. However, the improvements are utilized for the required use and have been for many years, and the required use does permit those current uses of the building, which include retail, office, museum, and storage.

I have researched data to support quantitative adjustments for similar restrictions on other properties but found no other similarly restricted properties in Nevada which have sold and which would support a quantitative adjustment. It is my opinion that the current use of the property is an allowed use, and that the improvements on the site provide value to the current use.

It is recognized that each of the sales properties involve older buildings which were originally constructed between 1861 and 1939, and that the actual effective ages of these properties in some cases limit various types of uses in the buildings because of age, condition, zoning, and other physical and legal factors. Most of the sale buildings are utilized for retail or office uses, with some hotel and special use uses; these uses are similar the subject's current use, which includes a retail component and office component, as well as museum areas and storage areas.

However, it is my opinion that downward qualitative adjustments are necessary to all the comparable sales in this analysis, as none of the properties have actual deed reservations restricting their use. The reservation currently restricting the allowed use of the subject building limits the pool of potential buyers of the property to those who would operate the property under the restricted required use. Therefore, downward adjustments have been made to the sales for

encumbrances. The following chart summarizes the qualitative adjustments made to the sales for encumbrances.

ENCUMBRANCE ADJUSTMENT SUMMARY		
Sale	**Encumbrances**	**Adjustment Required**
1	No Deed Restrictive Reservations	Downward Adjustment Required
2	No Deed Restrictive Reservations	Downward Adjustment Required
3	No Deed Restrictive Reservations	Downward Adjustment Required
4	No Deed Restrictive Reservations	Downward Adjustment Required
5	No Deed Restrictive Reservations	Downward Adjustment Required
6	No Deed Restrictive Reservations	Downward Adjustment Required
7	No Deed Restrictive Reservations	Downward Adjustment Required
8	No Deed Restrictive Reservations	Downward Adjustment Required
9	No Deed Restrictive Reservations	Downward Adjustment Required
10	No Deed Restrictive Reservations	Downward Adjustment Required
11	No Deed Restrictive Reservations	Downward Adjustment Required
12	No Deed Restrictive Reservations	Downward Adjustment Required
13	No Deed Restrictive Reservations	Downward Adjustment Required
Subject	**Deed Restrictive Reservations**	=

Location

The subject is in Ely, Nevada. Ely is a small, incorporated city in eastern Nevada. The chart below summarizes the location characteristics of the subject and comparable sales, and the adjustments made to the sales for location.

LOCATION SUMMARIES			
Sale	**Location**	**2025 Population Estimates**	**Comments**
1	Winnemucca, NV	8,748	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
2	Elko, NV	22,123	Much Larger Population-More Real Estate Activity
3	Fallon, NV	9,771	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
4	Fallon, NV	9,771	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
5	Ely, NV	4,017	Same as Subject
6	Ely, NV	4,017	Same as Subject
7	Virginia City, NV	897	Smaller Population-Near Reno-Sparks & Carson City Metro Areas (Larger Tourist Population)
8	Fallon, NV	9,771	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
9	Carson City, NV	61,888	Much Larger Population & More Real Estate Activity
10	Dayton, NV	16,936	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
11	Paradise Valley, NV	150±	Very Remote-Limited Sales Activity for Similar Uses
12	Winnemucca, NV	8,748	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
13	Winnemucca, NV	8,748	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
Subject	**Ely, NV**	**4,017**	---

LOCATION ADJUSTMENT SUMMARY		
Sale	**Location**	**Adjustment Required**
1	Winnemucca, NV	Downward Adjustment Required
2	Elko, NV	Large Downward Adjustment Required
3	Fallon, NV	Large Downward Adjustment Required
4	Fallon, NV	Large Downward Adjustment Required
5	Ely, NV	No Adjustment Required
6	Ely, NV	No Adjustment Required
7	Virginia City, NV	Downward Adjustment Required
8	Fallon, NV	Large Downward Adjustment Required
9	Carson City, NV	Very Large Downward Adjustment Required
10	Dayton, NV	Large Downward Adjustment Required
11	Paradise Valley, NV	Upward Adjustment Required
12	Winnemucca, NV	Downward Adjustment Required
13	Winnemucca, NV	Downward Adjustment Required
Subject	**Ely, NV**	=

Year Built

The sales all involve older historical buildings, with original construction years ranging between 1861 and 1939, in comparison to the subject building which was originally constructed in 1907. Those sales built within the same general timeframe as the subject have not been adjusted for year built. Those sales with much older dates of original construction have been adjusted upward to account for likely higher repair and maintenance costs associated with much older buildings. Those sales with much younger dates of original construction have been adjusted downward to account for likely lesser repair and maintenance costs associated with much newer buildings.

YEAR BUILT ADJUSTMENT SUMMARY		
Sale	**Year Built**	**Adjustment Required**
1	1939	Downward Adjustment Required
2	1916	No Adjustment Required
3	1904	No Adjustment Required
4	1921	Downward Adjustment Required
5	1906	No Adjustment Required
6	1920	Downward Adjustment Required
7	1861	Upward Adjustment Required
8	1904	No Adjustment Required
9	1863	Upward Adjustment Required
10	1890	Upward Adjustment Required
11	1910	No Adjustment Required
12	1913	No Adjustment Required
13	1893	Upward Adjustment Required
Subject	**1907**	=

Condition

The subject property is currently in fair to average condition for its age. The sales have been adjusted qualitatively for condition based upon my personal inspection of the subject, and my personal inspection of the sale properties and based upon information provided by sellers, buyers, and brokers and realtors involved in the transactions involving the sale properties. The chart below summarizes the adjustments made to the sales for condition.

CONDITION ADJUSTMENT SUMMARY		
Sale	**Condition**	**Adjustment Required**
1	Fair-Poor	Upward Adjustment Required
2	Average	Downward Adjustment Required
3	Average	Downward Adjustment Required
4	Average	Downward Adjustment Required
5	Fair-Average	No Adjustment Required
6	Fair-Average	No Adjustment Required
7	Fair-Average	No Adjustment Required
8	Average	Downward Adjustment Required
9	Average	Downward Adjustment Required
10	Fair-Average	No Adjustment Required
11	Fair	Upward Adjustment Required
12	Fair-Average	No Adjustment Required
13	Fair	Upward Adjustment Required
Subject	**Fair-Average**	=

Size

The comparable sales range in building area from 3,314± square feet to 29,068± square feet, as compared to the subject, which involves 6,660± square feet. Generally, a relationship exists between the size of the building and the price per square foot of building area paid. Typically, a larger building will sell for a lower price per square foot with all other factors being similar, while a smaller building will sell for a higher price per square foot with all other factors being similar.

The chart below summarizes our adjustments for size, with larger buildings being adjusted upward and smaller buildings being adjusted downward. The sizes are based upon gross building area of above ground space; a separate adjustment will be made for basement square footages separately.

SIZE ADJUSTMENT SUMMARY		
Sale	**Building Size (Above Ground SF)**	**Adjustment Required**
1	15,404 SF	Upward Adjustment Required
2	8,820 SF*	Upward Adjustment Required
3	9,120 SF	Upward Adjustment Required
4	10,728 SF*	Upward Adjustment Required
5	5,862 SF	No Adjustment Required (Similar Size)
6	3,314 SF	Downward Adjustment Required
7	5,791 SF	No Adjustment Required (Similar Size)
8	10,500 SF	Upward Adjustment Required
9	9,426 SF*	Upward Adjustment Required
10	6,824 SF*	No Adjustment Required (Similar Size)
11	4,600 SF	Downward Adjustment Required
12	4,681 SF	Downward Adjustment Required
13	29,068 SF*	Larger Upward Adjustment Required
Subject	**6,660 SF***	=
* Exclusive of Basement Areas		

Building Coverage

The subject property is improved with a 6,660± square foot (above ground) building on an 8,152± square foot lot, which indicates a building coverage of 82%. However, the subject site does not have sufficient size for on-site parking. Those sales with significantly lower building coverages which allow surface parking on-site have been adjusted downward, while those with similar and higher building coverages have not been adjusted for this factor. The following chart summarizes the adjustments made to the sales for building coverages.

BUILDING COVERAGE ADJUSTMENTS SUMMARY		
Sale	**Building Coverage**	**Adjustment Required**
1	100%	No Adjustment Required
2	100%	No Adjustment Required
3	100%	No Adjustment Required
4	100%	No Adjustment Required
5	24%	Downward Adjustment Required
6	30%	Downward Adjustment Required
7	100%	No Adjustment Required
8	39%	Downward Adjustment Required
9	92%	No Adjustment Required
10	54%	Downward Adjustment Required
11	88%	No Adjustment Required
12	47%	Downward Adjustment Required
13	100%	No Adjustment Required
Subject	**82%**	=

Basement

The subject property has an 1,100± square foot unfinished basement. Eight of the 13 sales have no basement area, and have been adjusted upward slightly for this factor, as the subject basement does provide some storage areas. Sale 10 has a smaller basement (320± square feet) than the subject and has also been adjusted upward slightly for this factor. The remaining sales have larger basements than the subject and have been adjusted downward for this factor. The following chart summarizes the adjustments made to the sales for basement space.

BASEMENT SPACE ADJUSTMENTS SUMMARY		
Sale	**Basement Area**	**Adjustment Required**
1	None	Small Upward Adjustment Required
2	3,980± Square Feet (Unfinished)	Downward Adjustment
3	None	Small Upward Adjustment Required
4	5,400± Square Feet (Finished)	Large Downward Adjustment
5	None	Small Upward Adjustment Required
6	None	Small Upward Adjustment Required
7	None	Small Upward Adjustment Required
8	None	Small Upward Adjustment Required
9	2,720± Square Feet (Unfinished)	Downward Adjustment
10	320± Square Feet (Unfinished)	Small Upward Adjustment
11	None	Small Upward Adjustment Required
12	None	Small Upward Adjustment Required
13	15,625± Square Feet (Partially Finished)	Large Downward Adjustment
Subject	**1,100± Square Feet (Unfinished)**	=

Other

Sales 3 and 4 have been adjusted downward as they have elevators which service the second floors of the buildings. Sale 6 did include Furniture, Fixtures, and Equipment (FF&E), but according to the selling realtor this did not impact the price paid so no adjustment has been made. Sale 10 included FF&E that did have some value, and therefore a downward adjustment has been made to this sale for this factor.

Adjustment Chart

The following chart sets forth a summary of the adjustments required of the sale properties in comparison to the sale property. A minus sign (-) indicates that in comparison to the subject, the comparable property is superior, and the price per square foot requires downward adjustment to achieve comparability with the subject for a particular criterion. Conversely, a plus sign (+) indicates that in comparison to the subject, the comparable property is inferior, and the price per square foot requires upward adjustment to achieve comparability with the subject for a particular adjustment criterion. An equal (=) sign indicates that the comparable is similar to the subject for a particular adjustment criterion.

COMPARABLE BUILDING SALES ADJUSTMENT GRID

Sale Number	Subject 3	1	2	3	4	5	6	7	8	9	10	11	12	13
Sale Date	07/08/2026	01/06/2021	09/17/2021	07/14/2023	08/11/2023	12/10/2024	04/09/2025	04/21/2025	05/12/2025	05/16/2025	05/28/2025	10/10/2025	01/30/2026	04/30/2026
Sale Price	N/A	$360,000	$850,000	$525,000	$495,000	$275,000	$283,000	$630,000	$887,500	$1,900,000	$750,000	$200,000	$393,000	$850,000
Building Area (SF)	6,660 SF	15,404 SF	8,820 SF	9,120 SF	10,728 SF	5,862 SF	3,314 SF	5,791 SF	10,500 SF	9,426 SF	6,824 SF	4,600 SF	4,681 SF	29,068 SF
Sale Price/SF	N/A	$23.37	$96.37	$57.57	$46.14	$46.91	$85.40	$108.79	$84.52	$106.09	$109.91	$43.48	$83.96	$29.24
QUALITATIVE ADJUSTMENTS														
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Leased Fee	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Leased Fee
	=	=	=	=	+	=	=	=	=	=	=	=	=	+
Terms of Sale	Assuming Cash	Seller	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Seller	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Seller
		-	=	=	=	=	=	-	=	=	=	=	=	=
Sale Conditions	Assuming None	None	None	None	Seller Mot.	None	None	None	None	None	None	None	None	None
		=	=	=	+	=	=	=	=	=	=	=	=	=
Buyer Expenditures	Assumes None	None	None	None	None	None	None	None	None	None	None	None	None	Deferred Large +
		=	=	=	=	=	=	=	=	=	=	=	=	
Market Conditions	07/08/2026	01/06/2021	09/17/2021	07/14/2023	08/11/2023	12/10/2024	04/09/2025	04/21/2025	05/12/2025	05/16/2025	05/28/2025	10/10/2025	01/30/2026	04/30/2026
		+	+	+	+	+	+	=	=	=	=	=	=	=
Zoning	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
		=	=	=	=	=	=	=	=	=	=	=	=	=
Encumbrances	Deed Restrictions	None	None	None	None	None	None	None	None	None	None	None	None	None
		-	-	-	-	-	-	-	-	-	-	-	-	-
Location	Ely	Winnemucca	Elko	Fallon	Fallon	Ely	Ely	Virginia City	Fallon	Carson City	Dayton	Paradise Valley	Winnemucca	Winnemucca
		-	Large -	Large -	Large -	=	=	Large -	Large -	Very Large -	Large -	+	-	-
Year Built	1907	1939	1916	1904	1921	1906	1920	1861	1904	1863	1890	1910	1913	1893
		-	=	=	-	=	-	+	=	+	+	=	=	+
Condition	Fair-Average	Fair-Poor	Average	Average	Average	Fair-Avg.	Fair-Avg.	Fair-Avg.	Average	Average	Fair-Avg.	Fair	Fair-Avg.	Fair
		+	-	-	-	=	=	=	-	-	=	+	=	+
Size	6,660 SF	15,404 SF	8,820 SF	9,120 SF	10,728 SF	5,862 SF	3,314 SF	5,791 SF	10,500 SF	9,426 SF	6,824 SF	4,600 SF	4,681 SF	29,068 SF
		+	+	+	Larger +	=	-	=	+	+	=	-	-	Larger +
Building Coverage	82%	100%	100%	100%	100%	24%	30%	100%	39%	92%	54%	88%	47%	100.00%
		=	=	=	=	-	-	=	-	=	-	=	-	=
Basement	1,100 SF (Unfinished)	None	3,980 SF	None	5,400 SF	None	None	None	None	2,720	320 SF	None	None	15,625
		Small +	-	Small +	Large -	Small +	Small +	Small +	Small +	-	Small +	Small +	Small +	Large -
Other	None	N/A	N/A	Elevator	Elevator	N/A	FF&E	N/A	N/A	N/A	FF&E	None	None	None
		=	=	-	-	=	=	=	=	=	-	=	=	=
Indicator of Value		**Low**	**High**	**High**	**Reasonable**	**Reasonable**	**High**	**High**	**High**	**High**	**High**	**Low**	**High**	**Low**

SALES COMPARISON APPROACH ANALYSIS & CONCLUSION

The 13 sales utilized are in Winnemucca, Elko, Fallon, Ely, Virginia City, Carson City, Dayton, and Paradise Valley, and occurred between January 2021 and April 2026, and have a range in gross building sizes (above ground) of between 3,314± square feet and 29,068± square feet. The sales have been adjusted for various factors.

Conclusion

Overall, the data indicates a range of between $23.37 per square foot and $109.91 per square foot. Sales 1 and 13, at $23.37 and $29.24 per square foot, were deemed low indicators of value for the subject; these two sales are both substantially larger than the subject and were in fair to poor condition. Sales 2, 3, 6, 7, 8, 9, 10, and 12, at between $57.5 and $109.91 per square foot, were deemed high indicators of value for the subject. Sales 4 and 5, at sale prices per square foot between $46.14 and $46.91 per square foot, were reasonable indicators of value for the subject.

In conclusion, consideration is given to the physical and legal characteristics of the subject property, including the deed restrictions on the property. Based upon a review of the available data, and with consideration given to the analysis as set forth above, it is my opinion that a square foot value of between $45 and $50 per square foot is applicable to the subject's building area. Applying the range to the subject's 6,660± square feet of gross building area results in an indicated value range of between $299,700 and $333,000. This range is correlated to $315,000, or $47.30 per square foot of gross building area.

FINAL MARKET VALUE CONCLUSION	
Subject Property Identification	East Ely Railroad Depot Property
Market Value Addressed	Market Value
Interest Appraised	Fee Simple Interest
Effective Date of Value	July 8, 2026
FINAL MARKET VALUE CONCLUSION	**$315,000**

EXPOSURE AND MARKETING TIME

Exposure time is defined as the length of time that would have been necessary to expose the property on the open market, to have consummated the sale at the effective date of valuation. This analysis assumes the property was marketed at the value conclusion contained in this report.

Marketing time, on the other hand, is the time necessary to consummate a sale of the subject property assuming that a marketing effort is begun as of the effective date of valuation and that the property is marketed at the final property value conclusion contained in this report.

In arriving at an estimate of an appropriate exposure and marketing time for the subject property, consideration is given the subject property's physical characteristics. Consideration is also given to the exposure and marketing times of the competing buildings utilized in the Sales Comparison Approach to Value, and interviews with brokers and property managers familiar with similar properties. Most notably, consideration is given to the deed restrictions on the subject property, which would likely result in a more extended exposure and marketing time for the subject property if it were exposed on the open market.

Based upon a review of the available data, it is our opinion that an appropriate exposure and marketing time for the subject property, assuming it is marketed at its final property value conclusions, would be as follows:

EXPOSURE & MARKETING TIME CONCLUSIONS		
Property Description	**Exposure Time**	**Marketing Time**
East Ely Railroad Depot Property	**Approximately 2 to 5 Years**	**Approximately 2 to 5 Years**

CERTIFICATION

Each of the undersigned do hereby certify that, unless otherwise noted in this appraisal report:

- I have made a personal inspection of the property that is the subject of this report.
- I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions, and conclusions herein are based, are true and correct.
- This report sets forth all the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analysis, opinions, and conclusions contained in this report.
- My analyses, opinions, and conclusions were developed, and this review report was prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice.*
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Practice* of the Appraisal Institute.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- The appraisal was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- The appraiser's state registration/certification has not been revoked, suspended, cancelled or restricted.
- The appraiser has not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.
- The Appraisal Institute conducts a mandatory program of continuing education for its designated members. As of the date of this report, Scott Griffin has completed the requirements under the continuing education program of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Respectfully Submitted,

Scott Q. Griffin, MAI
Nevada Certified General Appraiser
License Number A.0003504-CG

STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent upon the following assumptions and limiting conditions.

LIMITS OF LIABILITY

This report was prepared by Johnson Perkins Griffin, LLC. All opinions, recommendations, and conclusions expressed during the course of this assignment are rendered by the staff of Johnson Perkins Griffin, LLC, as employees, not as individuals. The liability of Johnson Perkins Griffin, LLC and its employees and associates is limited to the client only and to the fee actually received by the appraisal firm. There is no accountability, obligation, or liability to any third party. If the appraisal report is disseminated to anyone other than the client, the client shall make such party or parties aware of all limiting conditions and assumptions affecting the appraisal assignment. Neither the appraisers nor the appraisal firm is in any way to be responsible for any costs incurred to discover or correct any physical, financial and/or legal deficiencies of any type present in the subject property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in the event of a lawsuit brought by a lender, a partner or part owner in any form of ownership, a tenant or any other party, the client will hold the appraiser(s) and the appraisal firm completely harmless in such action with respect to any and all awards or settlements of any type in such lawsuits.

COPIES, PUBLICATION, DISTRIBUTION AND USE OF REPORT

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for any purpose or any function other than its intended use, as stated in the body of the report. The appraisal fee represents compensation only for the analytical services provided by the appraiser(s). The appraisal report remains the property of the appraisal firm, though it may be used by the client in accord with these assumptions and limiting conditions.

This appraisal is to be used only in its entirety, and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by the appraiser(s) whose signature(s) appears on the appraisal report, unless it is indicated that one or more of the appraisers was acting as "Review Appraiser." No change of any item in the report shall be made by anyone other than the appraiser(s). The appraiser(s) and the appraisal firm shall bear no responsibility for any such unauthorized changes.

CONFIDENTIALITY

Except as provided for subsequently, neither the appraiser(s) nor the appraisal firm may divulge the analyses, opinions or conclusions developed in the appraisal report, nor may they give a copy of the report to anyone other than the client or his designee as specified in writing. However, this condition does not apply to any requests made by the Appraisal Institute for purposes of confidential ethics enforcement. Also, this condition does not apply to any order or request issued by a court of law or any other body with the power of subpoena.

INFORMATION SUPPLIED BY OTHERS

Information (including projections of income and expenses) provided by informed local sources, such as government agencies, financial institutions, Realtors, buyers, sellers, property owners, bookkeepers, accountants, attorneys, and others is assumed to be true, correct and reliable. No responsibility for the accuracy of such information is assumed by the appraiser(s). Neither the appraiser(s) nor the appraisal firm is liable for any information or the work product provided by subcontractors. The client and others utilizing the appraisal report are advised that some of the individuals associated with Johnson Perkins Griffin, LLC are independent contractors and may sign the appraisal report in that capacity. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable. To the best of our judgment and knowledge, all such information is considered appropriate for inclusion. In some instances, an impractical and uneconomic expenditure of time would be required in attempting to furnish absolutely unimpeachable verification. The value conclusions set forth in the appraisal report are subject to the accuracy of said data. It is suggested that the client consider independent verification as a prerequisite to any transaction involving a sale, a lease or any other commitment of funds with respect to the subject property.

TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE

The contract for each appraisal, consultation or analytical service is fulfilled and the total fee is payable upon completion of the report. The appraisers(s) or those assisting in the preparation of the report will not be asked or required to give testimony in court or in any other hearing as a result of having prepared the appraisal, either in full or in part, except under separate and special arrangements at an additional fee. If testimony or a deposition is required, the client shall be responsible for any additional time, fees and charges, regardless of the issuing party. Neither the appraiser(s) nor those assisting in the preparation of the report is required to engage in post- appraisal consultation with the client or other third parties, except under a separate and special arrangement and at an additional fee.

EXHIBITS AND PHYSICAL DESCRIPTIONS

It is assumed that the improvements and the utilization of the land are within the boundaries of the property lines of the property described in the report and that there is no encroachment or trespass unless noted otherwise within the report. No survey of the property has been made by the appraiser(s) and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in the report are there to assist the reader in visualizing the property and are not necessarily drawn to scale. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

TITLE, LEGAL DESCRIPTIONS, AND OTHER LEGAL MATTERS

No responsibility is assumed by the appraiser(s) or the appraisal firm for matters legal in character or nature. No opinion is rendered as to the status of title to any property. The title is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in the appraisal report. The legal description, as furnished by the client, his designee or as derived by the appraiser(s), is assumed to be correct as reported. The appraisal is not to be construed as giving advice concerning liens, title status, or legal marketability of the subject property.

ENGINEERING, STRUCTURAL, MECHANICAL, ARCHITECTURAL CONDITIONS

This appraisal should not be construed as a report on the physical items that are a part of any property described in the appraisal report. Although the appraisal may contain information about these physical items (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed report on these physical items. The appraiser(s) is not a construction, engineering, or architectural expert, and any opinion given on these matters in this report should be considered tentative in nature and is subject to modification upon receipt of additional information from appropriate experts. The client is advised to seek appropriate expert opinion before committing any funds to the property described in the appraisal report.

Any statement in the appraisal regarding the observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service, all mechanicals, and all matters relating to construction is based on a casual inspection only. Unless otherwise noted in the appraisal report, no detailed inspection was made. For instance, the appraiser is not an expert on heating systems, and no attempt was made to inspect the interior of the furnace. The structures were not investigated for building code violations, and it is assumed that all buildings meet the applicable building code requirements unless stated otherwise in the report.

Such items as conditions behind walls, above ceilings, behind locked doors, under the floor, or under the ground are not exposed to casual view and, therefore, were not inspected, unless specifically so stated in the appraisal. The existence of insulation, if any is mentioned, was discovered through conversations with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements regarding insulation cannot be guaranteed.

Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any comments on observed conditions given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is given as to the adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating systems, air conditioning systems, plumbing, electrical service, insulation, or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a mechanical and/or structural inspection be made by a qualified and licensed contractor, a civil or structural engineer, an architect or other experts. This appraisal report is based on the assumption that there are no hidden, unapparent or apparent conditions on the property or improvements which would materially alter the value as reported. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and standard for the properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise

stated. No judgment is made in the appraisal as to the adequacy of insulation, the type of insulation, or the energy efficiency of the improvements or equipment which is assumed to be standard for the subject's age, type and condition.

TOXIC MATERIALS AND HAZARDS

Unless otherwise stated in the appraisal report, no attempt has been made to identify or report the presence of any potentially toxic materials and/or condition such as asbestos, urea formaldehyde foam insulation, PCBs, any form of toxic waste, polychlorinated biphenyl, pesticides, lead-based paints or soils or ground water contamination on any land or improvements described in the appraisal report. Before committing funds to any property, it is strongly advised that appropriate experts be employed to inspect both land and improvements for the existence of such potentially toxic materials and/or conditions. If any potentially toxic materials and/or conditions are present on the property, the value of the property may be adversely affected and a re-appraisal at an additional cost may be necessary to estimate the effects of such circumstances.

SOILS, SUB-SOILS, AND POTENTIAL HAZARDS

It is assumed that there are no hidden or unapparent conditions of the soils or sub-soil which would render the subject property more or less valuable than reported in the appraisal. No engineering or percolation tests were made and no liability is assumed for soil conditions. Unless otherwise noted, the land and the soil in the area being appraised appeared to be firm, but no investigation has been made to determine whether or not any detrimental sub-soil conditions exist. Neither the appraiser(s) nor the appraisal firm is liable for any problems arising from soil conditions. These appraisers strongly advise that, before any funds are committed to a property, the advice of appropriate experts be sought.

If the appraiser(s) has not been supplied with a termite inspection report, survey or occupancy permit, no responsibility is assumed and no representation is made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained.

Neither the appraiser(s) nor the appraisal firm assumes responsibility for any costs or for any consequences arising from the need or lack of need for flood hazard insurance. An Agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

ARCHEOLOGICAL SIGNIFICANCE

No investigation has been made by the appraiser and no information has been provided to the appraiser regarding potential archeological significance of the subject property or any portion thereof. This report assumes no portion of the subject property has archeological significance.

LEGALITY OF USE

This appraisal report assumes that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless non-compliance is stated, defined and considered in the appraisal report. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state or national government, private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

COMPONENT VALUES

Any distribution of the total value between the land and improvements, between partial ownership interests or any other partition of total value applies only under the stated use. Moreover, separate allocations between components are not valid if this report is used in conjunction with any other analysis.

COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. It is assumed that the property is in direct compliance with the various detailed requirements of the ADA.

AUXILIARY AND RELATED STUDIES

No environmental or impact studies, special market studies or analyses, special highest and best use studies or feasibility studies have been requested or made by the appraiser(s) unless otherwise specified in an agreement for services and so stated in the appraisal report.

DOLLAR VALUES AND PURCHASING POWER

The estimated market value set forth in the appraisal report and any cost figures utilized are applicable only as of the date of valuation of the appraisal report. All dollar amounts are based on the purchasing power and price of the dollar as of the date of value estimates.

ROUNDING

Some figures presented in this report were generated using computer models that make calculations based on numbers carried out to three or more decimal places. In the interest of simplicity, most numbers have been rounded. Thus, these figures may be subject to small rounding errors.

QUANTITATIVE ANALYSIS

Although this analysis employs various mathematical calculations to provide value indications, the final estimate is subjective and may be influenced by our experience and other factors not specifically set forth in this report.

VALUE CHANGE, DYNAMIC MARKET, ALTERATION OF ESTIMATE BY APPRAISER

All values shown in the appraisal report are projections based on our analysis as of the date of valuation of the appraisal. These values may not be valid in other time periods or as conditions change. Projected mathematical models set forth in the appraisal are based on estimates and assumptions which are inherently subject to uncertainty and variations related to exposure, time, promotional effort, terms, motivation, and other conditions. The appraiser(s) does not represent these models as indicative of results that will actually be achieved. The value estimates consider the productivity and relative attractiveness of a property only as of the date of valuation set forth in the report.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value, investment value or value in use is a reflection of such benefits and of the appraiser's interpretation of income, yields and other factors derived from general and specific client and market information. Such estimates are as of the date of valuation of the report, and are subject to change as market conditions change.

This appraisal is an estimate of value based on analysis of information known to us at the time the appraisal was made. The appraiser(s) does not assume any responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice. The appraisal report itself and the value estimates set forth therein are subject to change if either the physical or legal entity or the terms of financing are different from what is set forth in the report.

ECONOMIC AND SOCIAL TRENDS

The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of value of this appraisal. The appraiser is not obligated to predict future political, economic or social trends.

EXCLUSIONS

Furnishings, equipment, other personal property and value associated with a specific business operation are excluded from the value estimate set forth in the report unless otherwise indicated. Only the real estate is included in the value estimates set forth in the report unless otherwise stated.

SUBSURFACE RIGHTS

No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.

PROPOSED IMPROVEMENTS, CONDITIONED VALUE

It is assumed in the appraisal report that all proposed improvements and/or repairs, either on-site or off-site, are completed in an excellent workmanlike manner in accord with plans, specifications or other information supplied to these appraisers and set forth in the appraisal report, unless otherwise explicitly stated in the appraisal. In the case of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. The estimate of market value is as of the date specified in the report. Unless otherwise stated, the assumption is made that all improvements and/or repairs have been completed according to the plans and that the property is operating at levels projected in the report.

MANAGEMENT OF PROPERTY

It is assumed that the property which is the subject of the appraisal report will be under typically prudent and competent management which is neither inefficient nor superefficient.

FEE

The fee for any appraisal report, consultation, feasibility or other study is for services rendered and, unless otherwise stated in the service agreement, is not solely based upon the time spent on any assignment.

LEGAL EXPENSES

Any legal expenses incurred in defending or representing ourselves concerning this assignment will be the responsibility of the client.

CHANGES AND MODIFICATIONS

The appraiser(s) reserves the right, at the cost of the client, to alter statements, analyses, conclusions, or any value estimates in the appraisal if any new facts pertinent to the appraisal process are discovered which were unknown on the date of valuation of this report.

DISSEMINATION OF MATERIAL

Neither all nor any part of the contents of this report shall be disseminated to the general public through advertising or sales media, public relations media, new media or other public means of communication without the prior written consent and approval of the appraiser(s).

The acceptance and/or use of the Appraisal Report by the client or any third party constitutes acceptance of the Assumptions and Limiting Conditions set forth in the preceding paragraphs. The appraiser's liability extends only to the specified client, not to subsequent parties or users. The appraiser's liability is limited to the amount of the fee received for the services rendered.

QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

Professional Designations

MAI-Member Appraisal Institute (MAI Designation #12359)	2005

State Licensing and Certification

Certified General Appraiser-State of Nevada License #A.0003504-CG (Certified Through 03/31/2028)	2000
Certified General Real Estate Appraiser-State of California BREA ID #3010880 (Certified Through 11/20/2026)	2022

Offices Held

Board of Directors-Reno/Carson/Tahoe Chapter Appraisal Institute	2009-2013
Treasurer-Reno/Carson/Tahoe Chapter Appraisal Institute	2002-2003
President-University of Nevada Young Alumni Chapter	1999

Formal Education

University of Nevada, Reno — 1995
Bachelor of Science in Business Administration; Major-Finance, Minor-Economics

Occupational History

Johnson Perkins Griffin, LLC	03/2015-Present
Johnson-Perkins & Associates	03/1997-02/2015

Types of Properties Appraised

Single-Family Residences
Condominiums
Vacant Residential Lots
Subdivisions
Vacant Commercial Land
Industrial Buildings/Warehouses
Shopping Centers
Retail Buildings
Professional/Medical Office Buildings
Apartment Complexes
Affordable Housing Projects
Hotels/Motels
Casinos/Hotel-Casinos
Farmland/Ranchland
Various Special Use Properties
Condemnation Appraisals
Right-of-Way Appraisals
Conservation Easements

QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

Appraisal Education and Technical Training

Course 110-Appraisal Principles	1997
Course 120-Appraisal Procedures	1998
Course 310-Basic Income Capitalization	1998
Course 400-Uniform Standards of Professional Appraisal Practice Update	2004
Course 410-Standard of Professional Practice-Part A	1999
Course 420-Standard of Professional Practice-Part B	1999
Course 510-Advanced Income Capitalization	1999
Course 520-Highest & Best Use Analysis	2002
Course 530-Advanced Sales & Cost Approaches	2004
Course 540-Course Report Writing & Valuation Analysis	2003
Course 550-Advanced Applications	2003
The High-Tech Appraisal Office	1997
GIS Applications for Appraisal	1997
Uniform Standard of Professional Appraisal Practice	2002
Comprehensive Appraisal Workshop	2004
Evaluating Commercial Construction	2006
Attacking & Defending an Appraisal in Litigation	2007
Analyzing Distressed Real Estate	2008
7-Hour National USPAP Update Course	2010/2012/2014/2016/2018/2020/2022/2024/2026
Condemnation Appraising	2010
Appraising Convenience Stores	2010
Analyzing Distressed Real Estate	2012
Apartment Appraisal, Concepts & Applications	2012
Small Hotel/Motel Valuation	2012
Business Practice & Ethics	2014
Real Estate Finance Statistics and Valuation Modeling	2014
The Discounted Cash Flow Model: Concepts, Issues, and Apps	2014
Expert Witness for Commercial Appraisers	2016/2020
Analyzing Operating Expenses	2016
Supervisor-Trainee Course (Nevada)	2016
Comparative Analysis	2018
The Discounted Cash Flow Analysis Model	2018
Data Verification Methods	2018
Eminent Domain and Condemnation	2018
Appraisal of Assisted Living Facilities	2020
Intermediate Income Approach Case Studies for Commercial Appraisers	2020
That's a Violation	2022
Laws and Regulations for California Appraisers	2022
Appraising for the VA	2022
Introduction to the Uniform Appraisal Dataset	2024
Land and Site Valuation	2026
Performing Estate Appraisals	2026
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2021/2024/2026

Admitted as Expert Witness

United States District Court, District of Nevada
United States Bankruptcy Court, District of Nevada
Superior Court-State of California
Washoe County District Court
Washoe County Board of Equalization
Nevada State Board of Equalization

QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

COPIES OF APPRAISAL LICENSES

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE **REAL ESTATE DIVISION** **NOT TRANSFERABLE**

This is to Certify That : SCOTT Q GRIFFIN **Certificate Number:** A.0003504-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER **from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.**

Issue Date: April 2, 2026 **Expire Date:** March 31, 2028

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: JOHNSON PERKINS GRIFFIN, LLC
6121 LAKESIDE DRIVE, SUITE 160
RENO, NV 89511

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

THE GREAT SEAL OF THE STATE OF NEVADA

Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Scott Q. Griffin

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3010880

Effective Date: November 21, 2024
Date Expires: November 20, 2026

Angela Jemmott
Angela Jemmott, Bureau Chief, BREA

3079102

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

COPY

JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

AN APPRAISAL
OF

THE RED FREIGHT BARN BUILDING

LOCATED ON

THE NORTH SIDE OF AVENUE A AND THE
SOUTH SIDE OF THE NEVADA NORTHERN RAILWAY LINE,
ACROSS AVENUE A FROM JACK CAYLOR PARK,
ELY, WHITE PINE COUNTY, NEVADA

OWNED BY

THE STATE OF NEVADA
DEPARTMENT OF MUSEUMS AND HISTORY

PREPARED FOR

NEVADA DIVISION OF STATE LANDS

FOR THE PURPOSE OF ESTIMATING THE FOLLOWING VALUE

Valuation Scenario	Interest Appraised	Date Of Value
Market Value	Fee Simple Interest	July 8, 2026

JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

6121 Lakeside Drive, Suite 160, Reno, NV 89511
775.322.1155 | jpgnv.com

Reese Perkins, MAI, SRA
Scott Q. Griffin, MAI
Cindy Lund Fogel, MAI
Sarah K. Fye, MAI
Carson T. Cooke

August 5, 2026

Ellery Foster
Deputy Administrator
Nevada Division of State Lands
901 South Stewart Street, Suite 5003
Carson City, NV 89701
efoster@lands.nv.gov

Re: Appraisal-Red Freight Barn Building, Ely, White Pine County, Nevada

Dear Ms. Foster:

This is in response to your request for an appraisal of the Red Freight Barn Building property located in Ely, White Pine County, Nevada. The subject property is summarized below:

PROPERTY SUMMARY	
Property Name	Red Freight Barn Building Property
Property Type	Historic Freight Barn Building
Property Address	No Site Address
General Location	The North Side of Avenue A & the South Side of the Nevada Northern Railway Line, Across Avenue A from Jack Caylor Park, Ely, White Pine County, Nevada
Owner of Record	The State of Nevada Department of Museums and History
Assessor's Parcel Number	002-021-07
Land Area-A.P.N. 002-021-07	0.6359± Acres (27,700± Square Feet)
Improvements	12,800± Square Foot Freight Barn Building (Includes 2,800± Square Feet with Roof & no Walls) & 500± Square Foot Basement Constructed in 1906
Ely Zoning Designation	M-2 (Heavy Manufacturing District)

The following summarizes the Client, Intended User, and Intended Use of the appraisal report.

PURPOSE, CLIENT, INTENDED USER & INTENDED USE OF THE APPRAISAL	
Purpose of Appraisal	Estimate the Market Value of the Subject Property
Client	Nevada Division of State Lands
Intended User of Report	Nevada Division of State Lands & their Designated Representatives
Intended Use of Report	To be utilized for a Potential Legal Settlement

This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice*. This report sets forth pertinent data, statistics, and other information considered necessary to establish the Market Value of the subject property as of the effective date of valuation. Supporting documentation concerning the data, reasoning and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated herein. I am not responsible for unauthorized use of this report.

Please be advised that in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that I have not performed services as an appraiser regarding the property that is the subject of this appraisal within the three-year period immediately preceding the date of this appraisal report.

I attest to have the knowledge and experience necessary to complete this appraisal assignment. No one other than the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in the accompanying appraisal report. After careful consideration of all data available, and upon thorough personal investigation of the subject property and comparable properties analyzed, it is my opinion that the Market Value of the subject property, under the requested valuation scenario, is set out as follows:

FINAL MARKET VALUE CONCLUSION	
Subject Property Identification	Red Freight Barn Building Property
Market Value Addressed	Market Value
Interest Appraised	Fee Simple Interest
Effective Date of Value	July 8, 2026
FINAL MARKET VALUE CONCLUSION	**$325,000**

Respectfully Submitted,

Scott Q. Griffin, MAI
Nevada Certified General Appraiser
License Number A.0003504-CG

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DATES OF APPRAISAL	
Date Description	**Date**
Date of Inspection	July 8, 2026
Effective Date of Value	July 8, 2026
Completion Date of Appraisal	August 5, 2026

FINAL MARKET VALUE CONCLUSION	
Subject Property Identification	Red Freight Barn Building Property
Market Value Addressed	Market Value
Interest Appraised	Fee Simple Interest
Effective Date of Value	July 8, 2026
FINAL MARKET VALUE CONCLUSION	**$325,000**

PURPOSE, CLIENT, INTENDED USER & INTENDED USE OF THE APPRAISAL	
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Intended Use of Report	To be utilized for a Potential Legal Settlement

VALUATION SCENARIO & DEFINITION		
Valuation Scenario	**Interest Appraised**	**Effective Date of Value**
"Market Value	Fee Simple Estate	July 8, 2026
Fee Simple Estate Defined	The appraisal report will address the fee simple market value of the subject property. Fee Simple Estate is defined as "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[1]	

DATES OF APPRAISAL	
Date Description	**Date**
Date of Inspection	July 8, 2026
Effective Date of Value	July 8, 2026
Completion Date of Appraisal	August 5, 2026

MARKET VALUE DEFINED

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1) Buyer and seller are typically motivated;
2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
3) A reasonable time is allowed for exposure in the open market;
4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by any one associated with the sale.[2]

[1] Source: The Dictionary of Real Estate Appraisal, 8th Edition, Appraisal Institute, 2026, page 65.
[2] Rules and Regulations, Federal Register, Vol. 55, No. 165, Page 34696, 12CFR Part 34.42(f)

SCOPE OF APPRAISAL

The preparation of this appraisal included:

- An inspection of the subject property, including an exterior and interior inspection of the improvements, and measuring the improvements;
- Identification and analysis of the subject neighborhood;
- Analysis of the subject's physical and legal characteristics;
- Analysis of encumbrances impacting the subject property;
- Discussion and analysis of the Ely market;
- Completion of a Highest and Best Use Analysis;
- Analysis and discussion of appropriate valuation techniques to incorporate in the valuation of the subject property.
- Research and analysis of recent comparable property sales and listings;
- Completion of a Sales Comparison Approach Analysis, utilizing a Price Per Square Foot Analysis, to arrive at the Market Value of the subject property as of the effective date of value;
- Correlation of the value indications to arrive at the Market Value of the subject property as of the effective date of value;
- Analysis of an appropriate marketing and exposure time for the subject property;
- Preparation of an appraisal report.

STATEMENTS OF LIMITING CONDITIONS

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as "An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."[3] This appraisal has been prepared subject to the following extraordinary assumptions:

- None

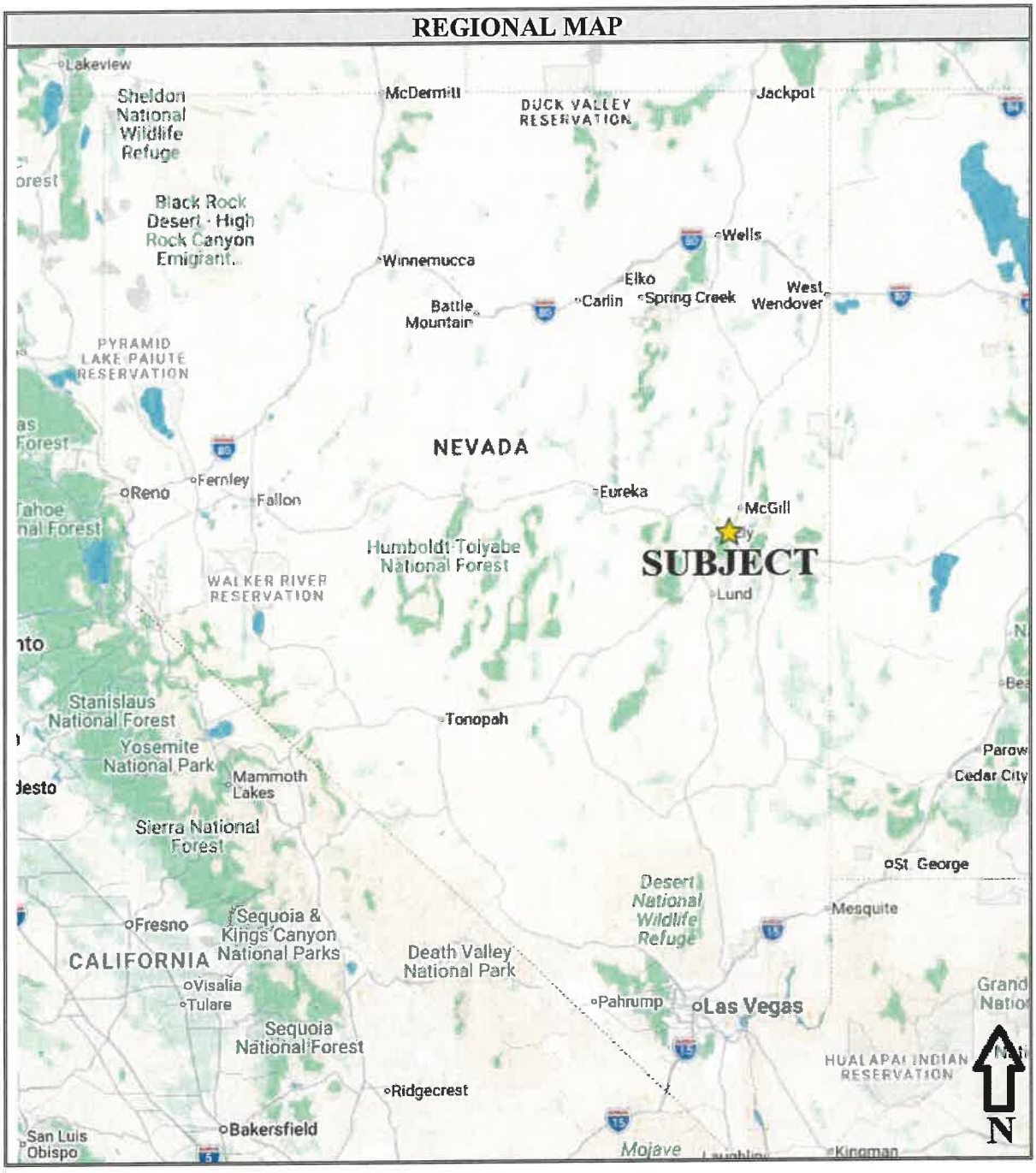
HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as "A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis."[4] This appraisal has been prepared subject to the following hypothetical conditions:

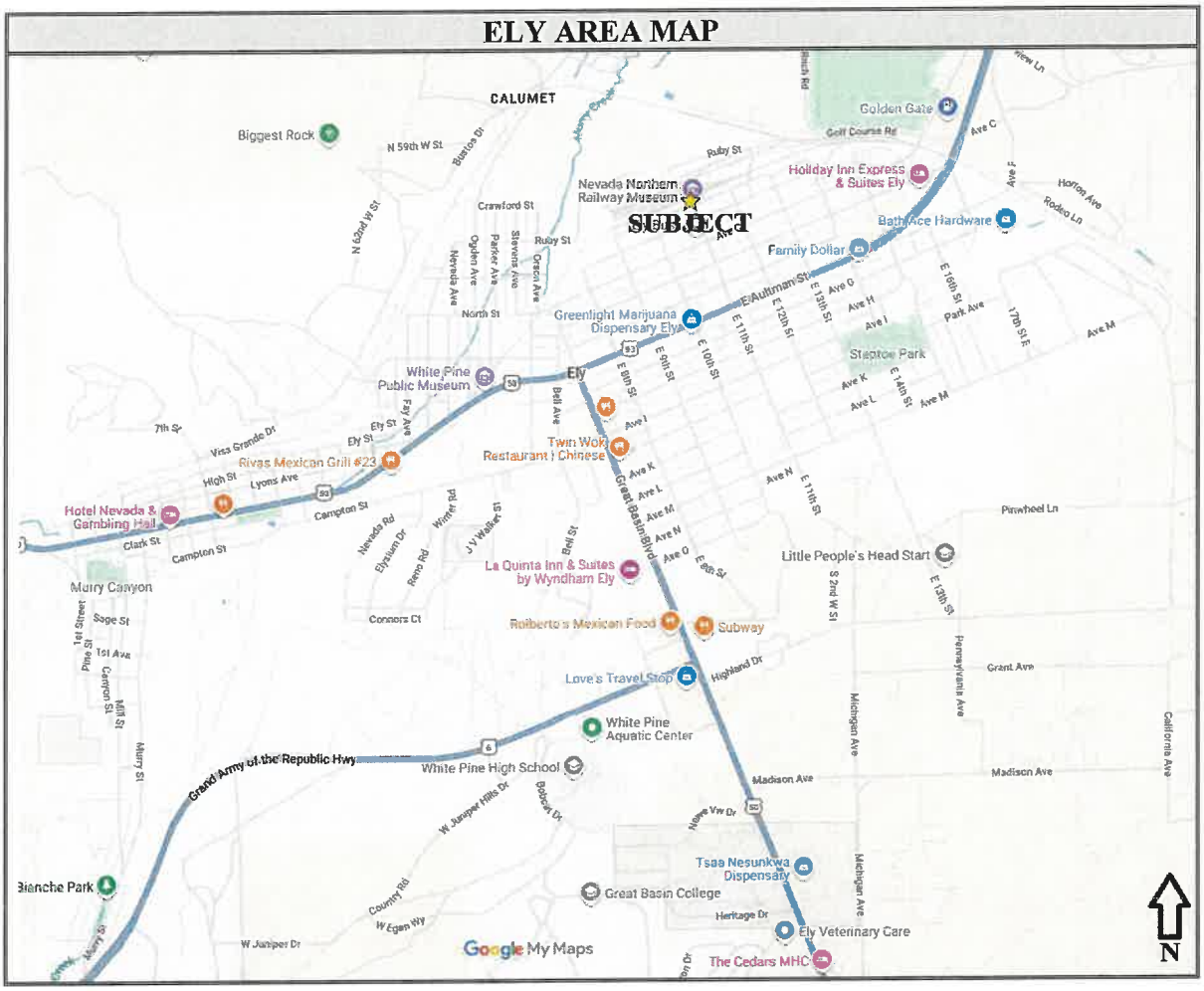
- None

[3] Source: USPAP 2024 Edition, Definitions; The Appraisal Foundation, Page 4.
[4] Source: USPAP 2024 Edition, Definitions; The Appraisal Foundation, Page 4.

REGIONAL MAP



ELY AREA MAP


CALUMET
Biggest Rock
N 59th W St
Boston Dr
Nevada Northern Railway Museum
SUBJECT
Crawford St
Ruby St
Golden Gate
Golf Course Rd
Holiday Inn Express & Suites Ely
Bath Ace Hardware
Family Dollar
Horton Ave
Rodeo Ln
Ave C
Ave F
E Aultman St
Greenlight Marijuana Dispensary Ely
White Pine Public Museum
Ely
Stapton Park
Park Ave
Ave M
Twin Wok Restaurant | Chinese
Rivas Mexican Grill #23
Hotel Nevada & Gambling Hall
Clark St
Campton St
High St
Lyons Ave
Ely St
1st Ave
7th St
Viva Grande Dr
Great Basin Blvd
Pinwheel Ln
Little People's Head Start
La Quinta Inn & Suites by Wyndham Ely
Roiberto's Mexican Food
Subway
Murry Canyon
Sage St
1st Street
Pine St
Canyon St
Mill St
Murry St
Connors Ct
Love's Travel Stop
Highland Dr
White Pine Aquatic Center
White Pine High School
Grand Army of the Republic Hwy
W Juniper Hills Dr
Bobcat Dr
Madison Ave
Newe Vw Dr
Tsaa Nesunkwa Dispensary
Great Basin College
Heritage Dr
Ely Veterinary Care
The Cedars MHC
Blanche Park
Country Rd
W Egan Wy
W Juniper Dr
Google My Maps
Grant Ave
Pennsylvania Ave
Michigan Ave
California Ave
N

AREA DESCRIPTION

White Pine County Overview

White Pine County encompasses 8,897 square miles and ranks as the fifth largest in the state. According to the Nevada State Demographer, the certified estimated population of White Pine County in 2025 (latest available) was 10,236. The population is centered primarily in Ely, which had an estimated population of 4,017in 2025 (39.24% of County). The following summarizes White Pine County population statistics between 2005 and 2025.

WHITE PINE COUNTY POPULATION ESTIMATES

	JULY 1 2005	Percent Change 7/05 - 7/06	JULY 1 2006	Percent Change 7/06 - 7/07	JULY 1 2007	Percent Change 7/07 - 7/08	JULY 1 2008	Percent Change 7/08 - 7/09	JULY 1 2009	Percent Change 7/09 - 7/10	CENSUS April 1 2010†	JULY 1 2010	Percent Change 4/10 - 7/11	Percent Change 7/10 - 7/11	JULY 1 2011
White Pine County	9,275	2.9%	9,542	0.5%	9,590	2.5%	9,694	-1.3%	9,570	-0.7%	10,030	9,503	-0.3%	5.3%	10,002
Ely	4,166	3.8%	4,325	-0.7%	4,294	1.3%	4,352	-1.4%	4,291	-1.3%	4,255	4,235	-3.9%	-3.4%	4,089
Lund	156	3.7%	162	1.5%	164	-4.2%	157	0.3%	158	2.7%	178	162	16.6%	27.8%	207
McGill	1,109	3.2%	1,145	-1.8%	1,125	0.3%	1,128	-1.7%	1,109	-0.1%	1,215	1,108	-3.8%	5.4%	1,168
Ruth	394	2.9%	405	-1.3%	400	1.8%	407	-1.3%	402	-0.7%	437	399	-4.0%	5.3%	420

	Percent Change 7/11 - 7/12	JULY 1 2012	Percent Change 7/12 - 7/13	JULY 1 2013	Percent Change 7/13 - 7/14	JULY 1 2014	Percent Change 7/14 - 7/15	JULY 1 2015	Percent Change 7/15 - 7/16	JULY 1 2016	Percent Change 7/16 - 7/17	JULY 1 2017	Percent Change 7/17 - 7/18	JULY 1 2018	Percent Change 7/18 - 7/19
State of Nevada	1.0%	2,750,217	1.8%	2,800,967	1.5%	2,843,301	1.9%	2,897,584	1.9%	2,953,375	1.1%	2,986,656	2.4%	3,057,582	1.8%
White Pine County	-0.6%	9,945	1.5%	10,095	1.2%	10,218	1.2%	10,336	0.8%	10,413	2.8%	10,705	-0.2%	10,678	1.4%
Ely	-0.6%	4,066	0.8%	4,100	1.6%	4,165	-2.6%	4,056	0.2%	4,065	4.9%	4,267	-2.8%	4,149	1.8%
Lund	-0.4%	206	0.2%	206	0.8%	208	-5.5%	197	2.9%	202	1.2%	205	0.7%	206	-0.6%
McGill	0.6%	1,175	0.2%	1,177	2.0%	1,200	-3.2%	1,161	0.4%	1,166	2.2%	1,191	-0.4%	1,186	0.1%
Ruth	-0.5%	418	1.5%	424	1.2%	429	1.2%	434	0.8%	437	2.8%	450	-0.2%	448	1.4%

	JULY 1 2019	Percent Change 7/19 - 7/20	CENSUS April 1 2020†	JULY 1 2020	Percent Change 4/20 - 7/21	Percent Change 7/20 - 7/21	JULY 1 2021	Percent Change 7/21 - 7/22	JULY 1 2022	Percent Change 7/22 - 7/23	JULY 1 2023	Percent Change 7/23 - 7/24	*JULY 1 2024*	Percent Change 7/24 - 7/25	*JULY 1 2025*
White Pine County	10,826	-3.2%	9,080	10,477	13.4%	-1.8%	10,293	-2.8%	10,001	0.0%	10,005	2.0%	10,209	0.3%	*10,236*
Ely	4,217	1.4%	3,924	4,275	5.5%	-3.2%	4,138	-3.0%	4,015	-1.5%	3,954	2.0%	4,032	-0.4%	*4,017*
Lund	205	-0.3%	170	205	22.3%	1.7%	208	-0.3%	207	-0.9%	205	4.1%	214	-2.8%	*208*
McGill	1,187	2.0%	1,007	1,211	19.2%	-0.9%	1,201	-1.4%	1,184	-3.1%	1,148	1.7%	1,167	0.2%	*1,169*
Ruth	455	-3.2%	366	440	18.1%	-1.8%	432	-0.6%	430	-3.2%	416	1.7%	423	0.0%	*423*

Source: Nevada State Demographer

The community of Ely is located near the central/south central portion of the County proximate to U.S. Highway 50. Ely is the county seat of White Pine County and is the main population center and employment area of the county.

Outside of Ely, the area is sparsely populated and consists of high desert sagebrush, covered valleys, and mountains. The following summarizes the labor force and employment statistics for White Pine County.

WHITE PINE COUNTY EMPLOYMENT HISTORY				
Year	**Employed**	**Labor Force**	**Unemployed**	**Unemployment Rate**
2000	3,637	3,784	147	3.88%
2001	3,516	3,683	167	4.53%
2002	3,683	3,839	156	4.06%
2003	3,545	3,691	146	3.96%
2004	3,802	3,945	143	3.62%
2005	4,138	4,305	167	3.88%
2006	4,309	4,473	164	3.67%
2007	4,576	4,749	173	3.64%
2008	4,568	4,793	225	4.69%
2009	4,610	4,954	344	6.94%
2010	4,207	4,636	429	9.25%
2011	4,593	5,041	448	8.89%
2012	4,620	5,019	399	7.95%
2013	4,455	4,824	369	7.65%
2014	4,492	4,793	301	6.28%
2015	4,421	4,678	257	5.49%
2016	3,426	3,635	209	5.75%
2017	3,429	3,608	179	4.96%
2018	3,542	3,703	161	4.35%
2019	3,660	3,803	143	3.76%
2020	3,521	3,718	197	5.30%
2021	3,601	3,736	135	3.61%
2022	3,550	3,702	152	4.11%
2023	3,598	3,750	152	4.05%
2024	3,527	3,689	162	4.39%
2025	3,670	3,820	150	3.93%
Jun-26	3,633	3,799	166	4.37%
Source: Nevada Department of Employment, Training & Rehabilitation				

White Pine County's taxable retail sales have fluctuated over the past decade but have generally increased. Taxable sales in the county are typically impacted most by mining. The chart below summarizes taxable sales in White Pine County between 2015 and 2025.

WHITE PINE TAXABLE SALES HISTORY		
Year (Fiscal)	**Total Taxable Sales**	**% Change From Prior Year**
2015	$275,884,073	N/A
2016	$220,359,697	-20.13%
2017	$239,788,986	8.82%
2018	$291,695,358	21.65%
2019	$317,187,820	8.74%
2020	$343,005,203	8.14%
2021	$330,499,956	-3.65%
2022	$361,810,937	9.47%
2023	$376,968,872	4.19%
2024	$446,422,834	18.42%
2025	$403,541,383	-9.61
Source: Nevada Treasurer's Office		

The chart below summarizes White Pine County's largest employers, as of the 2nd Quarter 2022.

WHITE PINE COUNTY LARGEST EMPLOYERS-1ST RELEASE 2026				
Employer Name	**City**	**Business Description**	**Ownership Type**	**Employment Range**
Nevada Ely State Prison	Ely	State Govt-Correctional Institutions	State	500-999
Robinson Nevada Mining Company	Ruth	Copper Mines	Private	500-999
KG Mining (Bald Mountain) Inc.	Ely	Gold Ore Mines	Private	250-499
William Bee Ririe Hospital	Ely	Hospitals	Private	50-99
Hotel Nevada & Gambling Hall	Ely	Casino Hotels	Private	50-99
Nevada Department of Transportation	Ely	Transportation regulatory agencies	State	50-99
US Land Management Bureau	Ely	Federal Government-Land/Mineral/Wildlife/Fore	Federal	50-99
Ridley's Family Markets	Ely	Grocers-Retail	Private	50-99
David E Norman Elementary	Ely	Schools	County	50-99
Great Basin National Park	Baker	National Parks/Preserves	Private	50-99
Jail House Casino & Motel	Ely	Casino Hotels	Private	50-99
White Pine Care Center	Ely	Nursing Homes	Private	50-99
Prospector Hotel-Gambling Hall	Ely	Casino Hotels	Private	50-99
Bath Lumber Co LLC	Ely	Home Centers	Private	20-49
White Pine County High School	Ely	Schools	Private	20-49
Denny's	Ely	Full-Service Restaurant	Private	20-49
Learning Bridge Charter School	Ely	Schools	Private	20-49
Central Cinema of Ely Inc	Ely	Theatres-Movie	Private	20-49
Calibre Mining	Ely	Gold Ore Mines	Private	20-49
White Pine Middle School	Ely	Schools	Private	20-49
Source: Nevada Department of Employment, Training & Rehabilitation				

The largest employers in the County are the Robinson Nevada Mining Company, which operates the Robinson Mine, and the Department of Corrections, which operates the Nevada Ely

State Prison. Other major employers include other mines, the White Pine County School District, various hotels and casinos, and other governmental agencies.

The City of Ely is in south/central White Pine County, which is in eastern Nevada. Ely is the largest city and county seat of White Pine County, and was founded as a stagecoach station along the Pony Express and Central Overland Route. Ely's mining boom came later than the other towns along U.S. 50, with the discovery of copper in 1906. Though the railroads connecting the First Transcontinental Railroad to the mines in Austin and Eureka have long been removed, the railroad to Ely is preserved as a heritage railway by the Nevada Northern Railway and known as the Ghost Train of Old Ely.

Historically Ely has been a mining town, suffering through the boom-and-bust cycles common in the West. Originally, Ely was home to several copper mining companies, Kennecott being the most famous. With a crash in the copper market in the mid-1970s, Kennecott shut down and copper mining closed. With the advent of cyanide heap leaching, a method of extracting gold from what was previously considered very low-grade ore, the next boom was on. Many companies processed the massive piles of "overburden" that had been removed from copper mines or expanded the existing open-pit mines to extract the gold ore. Gold mines as widespread as the Robinson project near Ruth, and AmSelco's Alligator Ridge mine, kept the town alive during the 1980s and 1990s, until the revival of copper mining.

The Robinson Mine is the largest mine in the area and includes three large pits: the currently active Ruth and areas without ongoing mining operations, the Tripp-Veteran and Liberty areas. Mining is conducted by conventional open-pit methods. It comprises extraction using blasting materials, ore loading and transport to a processing plant. The ore is crushed and ground and then subjected to flotation process. Produced concentrate is thickened and filtered. The copper concentrate with appropriate moisture level is then transported to storage facilities in Wendover, Nevada, from where it is transported to various customers. Although it is anticipated that the Robinson mine will close by over the next decade, there are several projects proposed for development in the Ely area.

U.S. Highway 50 (U.S. 50) that provides primary access to and from Ely from the west and the east. U.S. 50 is a transcontinental highway in the United States, stretching from Sacramento, California in the west to Ocean City, Maryland on the east coast. The Nevada portion crosses the center of state and was named The Loneliest Road in America by *Life*

magazine in July 1986. The name was intended as a pejorative, but Nevada officials seized on it as a marketing slogan. The name originates from large desolate areas traversed by the route, with few or no signs of civilization. The highway crosses several large desert valleys separated by numerous mountain ranges towering over the valley floors, in what is known as the Basin and Range province of the Great Basin. U.S. 50 connects with Eureka, Austin, Fallon, Fernley, and finally Carson City west of Ely. East of Ely, the route runs southeast, where it runs to Utah.

The other major highway servicing Ely is U.S. Highway 93 (U.S. 93). US 93 enters Nevada on the Hoover Dam Bypass, then winds its way west-southwest through Boulder City before it merges with U.S. Route 95 and then curves northwest towards Las Vegas. These combined routes then join and run concurrent with the Interstate 515 freeway through Henderson and Las Vegas; U.S. 93 eventually diverges from I-15 to head north towards the Great Basin National Park Near there, the highway joins with the combined U.S. Route 6 and U.S. Route 50 to run northwest towards Ely. In Ely, Route 6 first departs to the west, then shortly thereafter U.S. 93 leaves U.S. 50 to continue north. Upon reaching Lages Station, Alternate US 93 splits off in a northeasterly direction toward West Wendover. The main route of US 93 continues north from there, intersecting Interstate 80 at Wells before crossing the Idaho state line near Jackpot. From Ely to Schellbourne Ranch, U.S. 93 is part of the Lincoln Highway, the first road across the United States. The following summarizes mileages from Ely to various metropolitan areas in the region.

MILEAGE FROM ELY	
City	**Miles**
Reno, Nevada	319
Las Vegas, Nevada	246
Salt Lake City, Utah	241
Boise, Idaho	388

White Pine County enjoys a high desert climate with at least a third of the days completely sunny, one third somewhat cloudy and the remainder cloudy days. The city of Ely is at approximately 6,255± feet in elevation. The following summarizes average temperature data for Ely.

ELY MONTHLY MEAN TEMPERATURE DATA

Monthly Mean Avg Temperature for Ely Area, NV (ThreadEx)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000	30.9	33.0	35.9	46.7	54.2	M	68.6	67.6	57.6	44.7	25.8	31.0	45.1
2001	25.2	27.4	39.4	41.8	55.4	62.3	67.6	68.7	59.9	49.0	35.1	20.5	46.0
2002	23.1	27.0	32.0	44.4	50.2	62.4	71.2	64.6	56.8	42.4	34.0	26.4	44.5
2003	35.9	27.3	37.3	40.9	51.1	61.5	71.6	68.1	57.7	50.8	30.4	27.7	46.7
2004	21.2	24.0	42.1	44.6	51.6	61.4	68.0	63.8	56.0	44.7	32.2	28.6	44.8
2005	30.2	31.8	35.5	41.2	50.8	57.4	70.3	66.0	55.6	46.5	37.8	29.0	46.0
2006	27.8	28.9	30.6	44.0	53.2	63.9	70.0	64.9	54.0	44.4	34.7	25.2	45.1
2007	18.6	31.1	39.9	44.0	52.4	62.6	71.4	69.4	56.8	44.8	36.4	21.6	45.8
2008	19.1	27.1	34.5	39.7	48.1	59.8	69.3	67.8	56.8	45.9	39.6	24.6	44.4
2009	25.5	27.3	35.4	41.3	54.2	56.1	66.6	61.5	58.8	40.2	33.6	16.3	43.1
2010	21.7	27.3	34.7	39.1	44.4	60.6	68.5	66.3	59.0	48.2	31.1	29.3	44.2
2011	22.7	25.8	37.0	40.0	46.6	57.4	68.3	69.2	60.3	47.2	33.7	25.6	44.5
2012	31.0	29.8	39.9	46.3	52.7	62.7	68.6	69.0	59.7	48.4	39.8	25.6	47.8
2013	17.1	25.3	40.2	43.0	50.7	63.5	71.4	67.9	57.9	43.1	35.9	22.1	44.8
2014	31.4	32.6	38.0	43.7	52.1	60.8	71.4	64.5	61.4	50.9	36.4	30.3	47.8
2015	33.3	38.0	42.3	42.9	50.8	66.5	66.7	68.0	62.3	50.7	29.4	23.8	47.9
2016	19.4	27.6	38.9	44.3	49.6	64.5	68.3	66.4	57.3	49.4	37.9	25.1	45.7
2017	21.4	32.6	40.9	42.4	51.3	64.4	71.8	68.7	55.9	44.5	40.7	29.9	47.0
2018	30.4	28.9	34.6	45.4	52.5	63.3	72.0	67.9	60.4	44.8	32.9	25.7	46.6
2019	28.4	22.3	35.4	45.0	45.9	58.6	68.1	68.0	56.8	39.2	36.3	28.1	44.3
2020	29.9	30.2	36.2	43.5	55.2	60.2	68.9	70.0	60.1	48.1	34.6	25.8	46.9
2021	28.3	28.9	34.9	42.7	51.5	66.9	72.2	66.6	60.1	44.8	40.4	26.5	47.0
2022	26.0	28.2	38.4	42.5	48.5	61.9	72.2	68.9	62.8	47.1	30.0	24.5	45.9
2023	19.7	19.5	25.9	41.7	51.8	56.2	71.4	66.0	M	M	M	M	44.0
Mean	25.8	28.4	36.7	43.0	51.0	61.5	69.8	67.1	58.4	46.1	34.7	25.8	45.7
Max	35.9 2003	38.0 2015	42.3 2015	46.7 2000	55.4 2001	66.9 2021	72.2 2022	70.0 2020	62.8 2022	50.9 2014	40.7 2017	31.0 2000	47.9
Min	17.1 2013	19.5 2023	25.9 2023	39.1 2010	44.4 2010	56.1 2009	66.6 2009	61.5 2009	54.0 2006	39.2 2019	25.8 2000	16.3 2009	43.1

Source: National Weather Service

While the original downtown commercial district is still experiencing some development, much of the new commercial development and growth occurring in the Ely area over the past decade has been focused near Ely's easterly interchange of U.S. Highway 50 and U.S. Highway 93. There are several motels as well as several casino complexes. Ely has many other lodging facilities, including bed and breakfasts, hotels, motels, RV Parks, and campgrounds.

Overall, White Pine County has shown limited growth over the past 10 years, with fluctuations in population and taxable sales. The re-opening of the Robinson Mine did have a positive impact on the area, although the future closure of this mine, the largest employer in the county, could have a severe impact on the local economy.

SUBJECT AERIAL MAP

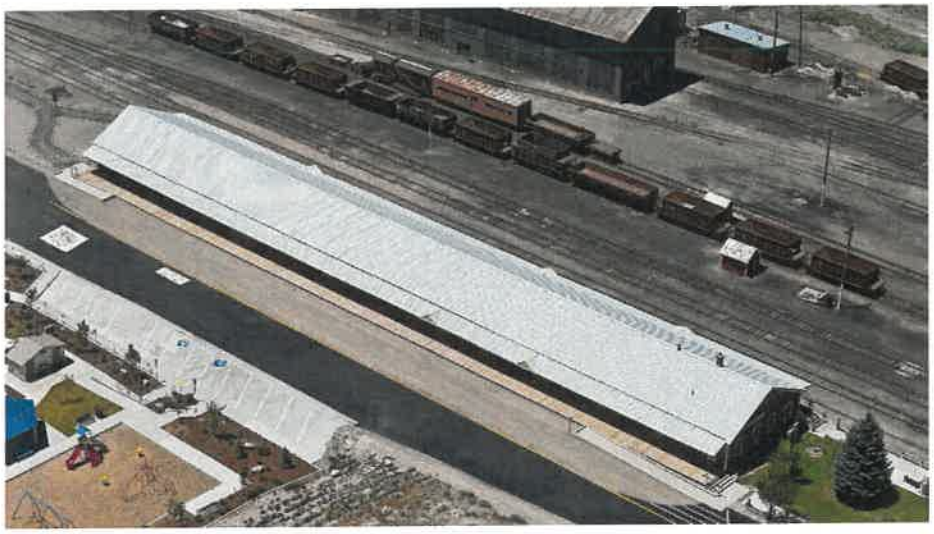


SUBJECT FILLED IN BLUE

SUBJECT PHOTOGRAPHS



VIEW OF THE SUBJECT PROPERTY FACING NORTHEAST



VIEW OF THE SUBJECT BUILDING FACING NORTHWEST

SUBJECT PHOTOGRAPHS



VIEW OF THE SUBJECT PROPERTY FACING SOUTHEAST



VIEW OF THE SUBJECT BUILDING FACING SOUTHWEST

SUBJECT PHOTOGRAPHS



VIEW OF THE SUBJECT FACING NORTHWEST



VIEW OF THE SUBJECT FACING SOUTHWEST

SUBJECT PHOTOGRAPHS



VIEW OF THE LOADING DOCK AREA FACING WESTERLY



VIEW FACING SOUTHEAST OF THE AREA OF THE BUILDING COVERED BUT WITHOUT EXTERIOR WALLS (WESTERLY END OF BUILDING)

SUBJECT PHOTOGRAPHS



VIEW OF THE INTERIOR OF THE SUBJECT AT THE EASTERLY END OF THE BUILDING



VIEW OF A SHOP AREA IN THE BUILDING

SUBJECT PHOTOGRAPHS



VIEW OF A LARGE ASSEMBLY AREA IN THE SUBJECT BUILDING



VIEW OF A STORAGE AREA IN THE SUBJECT BUILDING

SUBJECT PHOTOGRAPHS



VIEW OF A RESTROOM IN THE SUBJECT BUILDING



VIEW OF THE BASEMENT AREA IN THE SUBJECT BUILDING
(LOCATED AT NORTHEASTERLY CORNER OF BUILDING)

SUBJECT PLOT MAP



SUBJECT OUTLINED IN RED

SUBJECT LAND AREA SUMMARY

Property ID	Land Acreage	Land Square Feet
A.P.N. 002-021-07	0.6359± Acres	27,700± Square Feet

PROPERTY IDENTIFICATION AND SITE DESCRIPTION

PROPERTY SUMMARY	
Property Name	Red Freight Barn Building Property
Property Type	Historic Freight Barn Building
Property Address	No Site Address
General Location	The North Side of Avenue A & the South Side of the Nevada Northern Railway Line, Across Avenue A from Jack Caylor Park, Ely, White Pine County, Nevada
Owner of Record	The State of Nevada Department of Museums and History
Assessor's Parcel Number	002-021-07
Land Area-A.P.N. 002-021-07	0.6359± Acres (27,700± Square Feet)
Improvements	12,800± Square Foot Freight Barn Building (Includes 2,800± Square Feet with Roof & no Walls) & 500± Square Foot Basement Constructed in 1906
Ely Zoning Designation	M-2 (Heavy Manufacturing District)

LEGAL DESCRIPTION
Beginning at a point whence the Street Center Monument at the intersection of 10th Street East and Avenue "B" in the Ely City Townsite, bears S. 22°17'11"E., 210.01 feet distant, Thence N. 22°10'38"W., 81.59 feet, Thence N. 67°50'34"E., 340.22 feet, Thence S. 22°10'37"E., 81.25 feet, Thence S. 67°47'09"W., 340.22 feet to the point of beginning and containing 27,700.27 square feet more or less of Section 15, T. 16 N., R. 63, E., M.D.B.&M. RESERVING UNTO Grantors the right to perpetually use the East Ely Depot for the purpose of selling tickets for the White Pine Historical Railroad and for any other business or activities of the White Pine Historical Railroad Foundation or its successors.
SOURCE: WHITE PINE DOCUMENT-BOOK 162, PAGE 119

UTILITIES & PUBLIC SERVICES		
Utility Service	**Provider**	**Availability**
Electricity	NV Energy	On-Site
Gas Service	Suburban Propane	On-Site
Water	Ely Municipal Water Department	On-Site
Sewer	City of Ely	On-Site
Solid Waste Disposal	Ely Disposal Service	Service Available
Internet	Various Providers	Reasonably Available
The subject property is currently improved, and therefore utility services have been installed onto the site.		

SUBJECT PROPERTY ROADWAY FRONTAGES & ACCESS	
Roadway Frontages	**Roads Providing Access**
Avenue A (Between East 10th Street & East 11th Street)	Avenue A to Parking Areas
The subject property is generally located on the north side of Avenue A, between the north terminus of East 10th Street and East 11th Street. The subject parcel does have some parking areas on the south side of the building, and a public parking area is located just east of the subject parcel between the subject (Red Freight Barn Building) and the East Ely Railroad Depot Building. The map below depicts the subject property (outlined in red) and the parking area located just east of the building.	
FRONTAGE & ACCESS PHOTO (FACING WESTERLY)	
	
A.P.N. 002-021-07 (SUBJECT) OUTLINED IN RED	

SUBJECT ZONING DATA

City of Ely Zoning Designation	M-2 (Heavy Manufacturing District)

ELY ZONING MAP



M-2 ZONING DATA PURPOSE

B. M-2 Heavy Manufacturing District: The heavy manufacturing zone is established to provide areas in the community where heavy industrial, manufacturing, and extractive uses may be located in an environment which protects them from the encroachment of commercial and residential uses, and which reduces the effect of undesirable characteristics such as odor, dust, and noise. Wholesale distribution of products manufactured in this zone is allowed. The zone is also intended to provide for the development of incidental service facilities such as restaurants, service stations, and public facilities intended primarily to serve the industrial area. (Ord. 410, 8-25-1986)

M-2 ZONING ALLOWED USES (CONTINUED NEXT PAGE)

P = Permitted Use

S = Special Use

N = Not Permitted

	M-2
	M-2
Automobile manufacturing	P
All uses permitted in C-1, C-2, and C-3	P
Buildings or structures $2^1/_2$ stories or 35 feet in height	P
Bulk plant (classes I and II flammable liquids and sales)	S
Caretaker's dwelling, incidental to the use of the land for industrial purposes	P
Carpenter, electrical, plumbing or heating shops	P
Cesspool cleaning equipment and storage	P
Concrete mixing and batching plants	P
Dairy, dairies (processing of milk products)	P
Dry-cleaning plant	P
Farm and construction equipment manufacturing	P
Feed, cereal and flour mill	P
Fertilizer and soil conditioner manufacturing and processing nonanimal products	P
Food processing, excluding fish, meat, vinegar, yeast and fat	P
Foundry, light-weight casting, nonferrous without causing noxious odors or fumes	P
Furniture upholstery shop	P
Honey extraction and processing	P
Ice manufacturing and storage	P
Insulation manufacturing	P
Knitting mill	P

M-2 ZONING ALLOWED USES (CONTINUED FROM PRIOR PAGE)

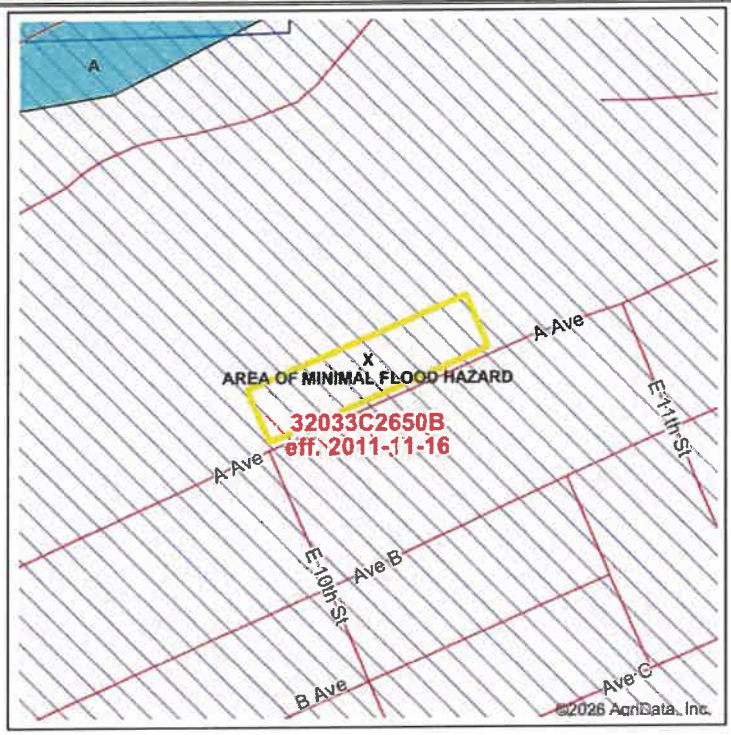
P = Permitted Use

S = Special Use

N = Not Permitted

	M-2
	M-2
Livestock feed processing and storage	P
Machine shop - general	P
Manufacturing establishments	P
Pest control and extermination	S
Petroleum refinery and plant for crude or refined oil, gasoline or other products	S
Planing mill	P
Printing	P
Poultry/meat killing and dressing	P
Public utilities and communications buildings/substations necessary for public use	S
Public utilities and communications rights of way necessary for public service	S
Publishing or lithography shops	P
Rubber welding	P
Sand blasting	P
Seed and feed sales - retail	P
Sheet metal fabrication	P
Sign manufacture or sign painting	P
Storage rental units	P
Storage, sorting, baling and processing of wood, glass, paper and junk (not garbage)	P
Storage of hides	P
Testing laboratory	P
Tire recapping or retreading	P
Tool design (precision), repair and manufacture	P
Truck sales and repair	P
Truck terminal	P
Warehouse storage	P
Welding shop	P
Wholesale business	P
Other uses commission deems to be similar	S

FLOOD ZONE DESIGNATION DATA (SOURCE: FEMA)





Map Center: 39° 15' 32.17, -114° 52' 13.01
State: NV Acres: 0.64
County: White Pine Date: 7/14/2026
Location: 15-16N-63E
Township: Ely

Maps Provided By surety © AgriData, Inc 2025 www.AgriDataInc.com

N W E S

Name	Number	County	NFIP Participation	Acres	Percent
CITY OF ELY	320023	White Pine	Regular	0.64	100%
			Total	0.64	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	0.64	100%
		Total	0.64	100%

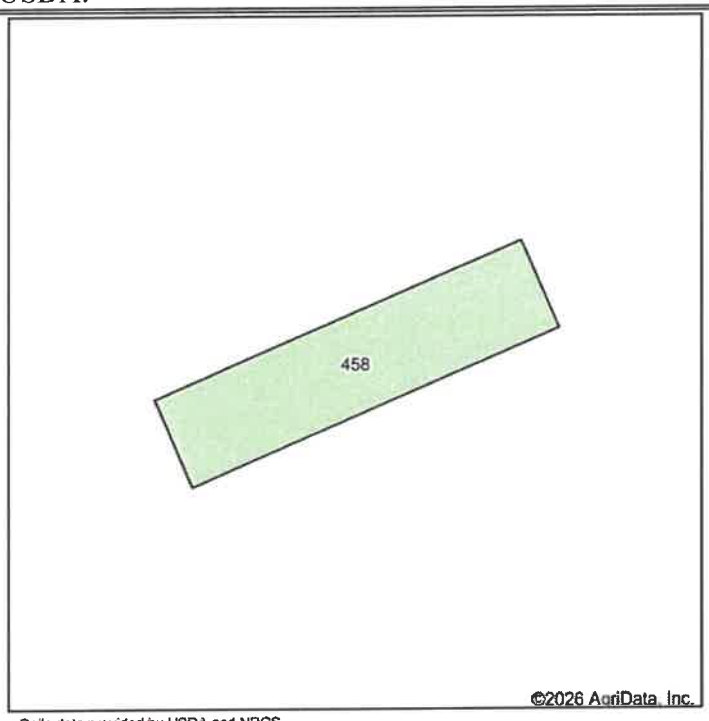
Panel	Effective Date	Acres	Percent
32033C2650B	11/16/2011	0.64	100%
	Total	0.64	100%

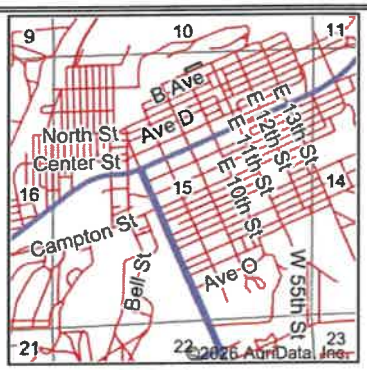
Map Source	Map #	Effective Date	Flood Zone
FEMA	32033C2650B	11/16/2011	Zone "X" (Unshaded)

ZONE	DESCRIPTION
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

SUBJECT PARCEL SOILS CHARACTERISTICS

A survey of the soils on the subject parcel has not been provided to us. A map depicting soils on the subject property, as provided by the United States Department of Agriculture (USDA), is set forth below, which is followed by a chart summarizing the subject's soil type, as provided by the USDA.





State: **Nevada**
County: **White Pine**
Location: **15-16N-63E**
Township: **Ely**
Acres: **0.64**
Date: **7/14/2026**

Maps Provided By surety
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Soils data provided by USDA and NRCS.

Area Symbol: NV780, Soil Area Version: 20			
Code	Soil Description	Acres	Percent of field
458	Shabliss-Pyrat-Palinor association	0.64	100.0%

SUBJECT PROPERTY TOPOGRAPHY CHARACTERISTICS

The entire subject property has been graded and developed, as a result the site has level topography that is at grade with Avenue A. The adjacent railroad tracks to the north sit below grade from the subject building's north deck area, which historically allowed the loading and unloading of trains onto the deck area. Overall, the subject property is considered to have good topography for development and appears to provide good drainage.

SEISMIC ZONE
The subject is in an area which has several local faults and where there is a relatively strong probability of moderate to strong seismic activity. A search of the U.S. Quaternary Faults through the USGS did not show any faults crossing the subject property. Typical building codes require special construction techniques because of earthquake hazards. Additionally, a structural engineer typically reviews plans for residential and commercial buildings to assess earthquake hazards. As a result, for the purposes of this analysis, it is assumed that the subject parcel is not impacted by earthquake hazards to a greater degree than is typical for the area.

ENVIRONMENTAL & HAZARDOUS MATERIALS
My standard on-site inspection of the subject property did not reveal any readily apparent evidence suggesting the presence of contaminants or hazardous waste on any portion of the subject site. As I have not been provided with an Environmental Assessment on the site, this appraisal report assumes that the subject property is free and clear of contamination. For the purposes of this appraisal, it is assumed that the value of the subject property is not negatively impacted by the existence of toxic materials or hazardous waste.

SUBJECT SALES HISTORY			
Subject A.P.N.	**Recorded Sales-Last 10 Years**	**Currently Under Contract**	**Currently Listed For Sale**
002-021-07	No	No	No
The subject property has not been involved in any arm's length sales transactions over the prior ten-year period from the effective date of value.			

SUBJECT PROPERTY OPPORTUNITY ZONE ANALYSIS	
A.P.N. 002-021-07	No
The subject property is not located in a designated Opportunity Zone. Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds that are dedicated to investing into Opportunity Zones designated by the chief executives of every U.S. state and territory.	

SUBJECT PROPERTY EASEMENTS & ENCUMBRANCES			
Title Report	**Title Company**	**Effective Date**	**Title Report ID**
No	N/A	N/A	N/A

Prior to issuance of this appraisal report, I was not provided with a title report on the subject property. I have read and analyzed several historical documents recorded involving the subject property through data provided by the client and from research through the White Pine County Recorder's Office. The most recent deed transferring ownership of the property was recorded in 1990 (Book 162, Pages 119 through 121) and transferred the subject property from the City of Ely and White Pine Historical Railroad Foundation (Grantors) to The State of Nevada Department of Museums and History (Grantees).

A Deed recorded in 1985 (Book 90, Pages 136 through 138), which transferred the subject property from Nevada Northern Railway Company (Donor) to the City of Ely (Donee), includes reservations in favor of the Donor (City of Ely). The following sets forth the language of these reservations as set forth in this document.

RESERVATIONS SET FORTH IN 1985 DEED

"To have and to hold, all and singular, the said buildings unto the Donee and to its successors and assigns forever, subject, however, to the reservations, exceptions, conditions, covenant and provisions and reversionary clause hereinabove to hereinafter set forth. The covenants and agreements, all of which are hereinafter set out, are hereby declared to be covenants which run with the land and not personal covenants; said covenants being:

The Doner hereby expressly reserves unto itself, its successor and assigns, all minerals, oils and natural gases contained in and which may lie within the boundaries of the premises hereabove described.

That the premises herein conveyed shall not be used by the Donee, its successors and assigns, for any saloon, bar, cocktail lounge, gambling hall or any immoral or illegal purpose. Donee shall be responsible and faithfully discharge any and all cost and expense incident to the maintenance of the above described property.

The above described premised are donated by Donor to Donee herein for the express, sole, and only, purpose of use by the White Pine Historical Railroad Foundation in connection with and pursuant to the development of an historic railroad museum.

In the event the Donee should, at any time in the future, fail to use said buildings for purposes of the White Pine Historical Railroad Foundation program, then in such even title to the above described property shall thereupon revert to the Donor, if, at that time, Donor elects to exercise such reversionary right."

SUBJECT ASSESSMENTS & TAXABLE VALUES

APN 002-021-07

Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	9,759	181,612	0	191,371
Pers. Exempt				0
Total	0	0	0	0

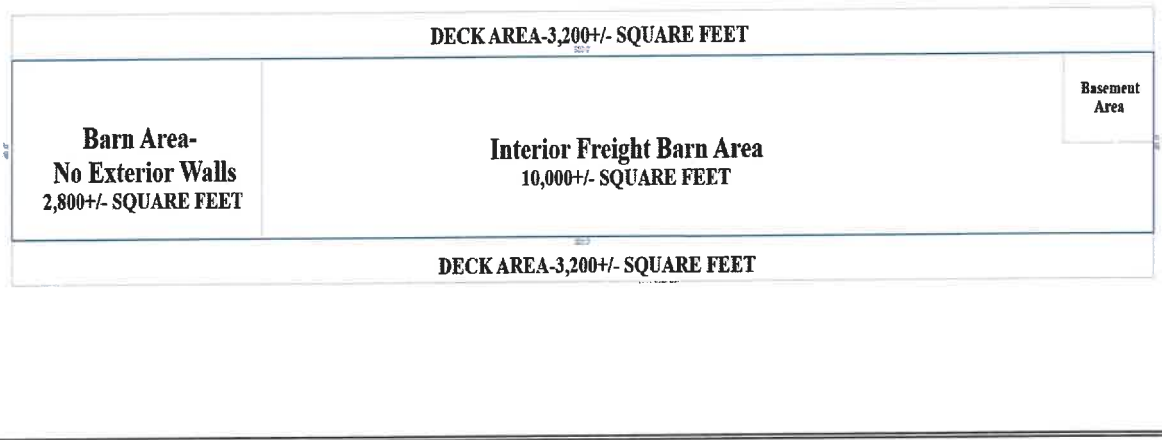
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	3,416	63,564	0	66,980
Pers. Exempt				0
Total	0	0	0	0

The taxable value of the property is based upon the Assessor's estimate of the full cash value of the site. The taxable value of the improvements is based upon the replacement cost new of the improvements which the Assessor estimates utilizing *Marshall Valuation Service,* a nationally recognized and accepted cost estimating publication. Straight line depreciation of 1.5% per year is deducted from the replacement cost new of the improvements.

REAL PROPERTY TAXES

As the subject property is owned by the State of Nevada, it is exempt from real property taxes.

SUBJECT BUILDING SKETCH



PROPERTY MEASURED BY SCOTT GRIFFIN, MAI ON JULY 8, 2026

DESCRIPTION OF SUBJECT IMPROVEMENTS	
Property Name	Red Barn Building Property
Primary Building Type	Historic Freight Barn Building
Original Year Built	1906
Number of Floors	1
Basement	Yes-Unfinished Storage Basement
Total Gross Building Area	12,800± Square Feet (Based Upon Appraiser's Measurement)-Includes 10,000± SF Fully Interior & 2,800± SF with Roof but no Walls
Basement Building Area	500± Square Feet
Parking	Limited Parking on South Side of Building-Public Parking Adjacent
Tenants	Nevada Northern Railroad Museum & East Ely Railroad Depot Museum
Current Occupancy	100%
Current Vacancy	0%
Foundation	Concrete
Construction	Heavy Wood Frame Construction & Wood Beam Trusses
Exterior Walls	Painted Wood
Roof	Gable Style with Metal Covering
Windows & Doors	Limited Windows on East Side; Sliding Wood Loading Doors & Pedestrian Doors (7 Sliding Rail Doors Face Train Tracks)
Interior Use-1st Floor	Storage/Shop/Assembly Areas/Outside Entertainment Areas/Loading
Interior Use-Basement	Storage
Interior Condition	Average Condition
Construction Quality	Average to Good
Condition	Average
Historical Designation	National Historical District Designation (Designated in 1993)
Deferred Maintenance	None Noted

The subject property is improved with the Red Freight Barn Building, a historic structure that was built in 1906 of heavy wood-frame construction with vertical and rustic drop siding. The building is 320± feet long and 40± feet wide for a total gross building area of 12,800± square feet; of this gross building area, the 10,000± square feet easterly portion of the building is enclosed by walls, while the 2,800± square feet westerly portion of the building has a roof structure but no walls. The building is painted red and yellow with white trims. The building has seven wide loading doors on the north side which were constructed originally to accommodate freight loading, sorting, and storage. The building operated for 78 years as the primary depot warehouse where goods, express packages, and mining supplies were organized and distributed to local Ely businesses. The building is now preserved as part of the East Ely Railroad Depot Museum complex. The building has a shop area, storage areas, and open areas which are frequently utilized for special community events, meetings, and catered gatherings. The interior has wood flooring in various states of finish and includes several demised areas which are accessed by pedestrian doors and sliding doors. The building has a small unfinished basement area at the northeast corner of the building. The north and south sides of the building have wood decks which are 10 feet wide; the north deck provides loading access to the railroad and is above grade from the rail line. Access to the deck area is from stairs at all four corners of the building. The building has been restored and was in average condition as of my date of inspection.

HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined in the 8th Edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2026) as:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions, as defined in *Olson vs. United States 292 U.S. 246*)

HIGHEST AND BEST USE AS THOUGH VACANT

Physically Possible-As Vacant

In determining the physically possible uses of the subject parcel, its location and physical characteristics must be considered. The subject building is located on a 27,700± square foot rectangular lot. The subject parcel has level topography and sits south of and adjacent to the Nevada Northern Railway main line and yard, and on the north side of Avenue A between the northern terminus of East 10th Street and East 11th Street in Ely, Nevada. The site has utilities available.

The main physical constraint to the subject site is its somewhat small land area, which limits the size of any development on the site. The current improvements on the site cover a majority of the site, and there is limited on-site parking on the subject parcel.

Legally Permissible-As Vacant

According to the City of Ely, the subject is zoned M-2 (Heavy Manufacturing District). The heavy manufacturing zone is established to provide areas in the community where heavy industrial, manufacturing, and extractive uses may be located in an environment which protects them from the encroachment of commercial and residential uses, and which reduces the effect of undesirable characteristics such as odor, dust, and noise. Wholesale distribution of products manufactured in this zone is allowed. The zone is also intended to provide for the development of incidental service facilities such as restaurants, service stations, and public facilities intended primarily to serve the industrial area. A full description of this zoning district is set forth in a prior section of this report, including the allowed uses in this district.

Overall, the subject site's legally permissible uses include a wide variety of industrial uses, along with some support commercial uses. The subject's location adjacent to a rail line and not on a major commercial roadway make an industrial use the most likely use.

Financially Feasible/Maximally Productive-As Vacant

The highest and best use of the subject site must be financially feasible. To be financially feasible, there must be adequate demand to support the highest and best use of the subject property. To be maximally productive, the highest and best use must be the most intense utilization for which the subject site can be developed.

Based upon the subject's existing use, underlying zoning, and economic conditions in the Ely area, development of the subject site would likely only be feasible for an owner-user, or once demand warranted construction for a for-lease project. The Ely area has significant vacant space for commercial and industrial uses, and therefore development with a speculative project on the site would not be feasible in the short term.

Overall, the highest and best use of the subject site, if vacant, is for speculative holding, until such time that demand warrants development of improvements on the site. An industrial use would be the most likely development on the site upon demand in the market.

HIGHEST AND BEST USE AS IMPROVED

The next step in the highest and best use analysis is to consider the subject property as improved. The subject property is improved with a 12,800± square foot historical rail freight building which is currently utilized by the Nevada State Railroad Museum. The improvements were constructed in 1906. A full description of the improvements is set forth in a prior section of this report.

The physically possible uses of the current improvements include storage and assembly uses based upon the layout and construction of the building. However, the legally permissible uses are dictated by reservations recorded on the property which limit the uses of the building. A Deed recorded in 1985 (Book 90, Pages 136 through 138), which transferred the subject property from Nevada Northern Railway Company (Donor) to the City of Ely (Donee), includes reservations in favor of the Donor (City of Ely). The following sets forth the language of these reservations as set forth in this document.

RESERVATIONS SET FORTH IN 1985 DEED

"To have and to hold, all and singular, the said buildings unto the Donee and to its successors and assigns forever, subject, however, to the reservations, exceptions, conditions, covenant and provisions and reversionary clause hereinabove to hereinafter set forth. The covenants and agreements, all of which are hereinafter set out, are hereby declared to be covenants which run with the land and not personal covenants; said covenants being:

The Doner hereby expressly reserves unto itself, its successor and assigns, all minerals, oils and natural gases contained in and which may lie within the boundaries of the premises hereabove described.

That the premises herein conveyed shall not be used by the Donee, its successors and assigns, for any saloon, bar, cocktail lounge, gambling hall or any immoral or illegal purpose. Donee shall be responsible and faithfully discharge any and all cost and expense incident to the maintenance of the above described property.

The above described premised are donated by Donor to Donee herein for the express, sole, and only, purpose of use by the White Pine Historical Railroad Foundation in connection with and pursuant to the development of an historic railroad museum.

In the event the Donee should, at any time in the future, fail to use said buildings for purposes of the White Pine Historical Railroad Foundation program, then in such even title to the above described property shall thereupon revert to the Donor, if, at that time, Donor elects to exercise such reversionary right."

Based upon the current deed restrictions encumbering the subject property, the only allowed use of the building is for use by the White Pine Historical Foundation for a railroad museum. If the property is not utilized for this purpose, the property would revert to the original Donor, who was the Nevada Northern Railway Company.

Based upon the deed restrictions encumbering the property, it is my opinion that the only allowed use from a legally permissible basis is for a railroad museum use. The property has historically been utilized for this use, and therefore the use appears to be a feasible use of the property. The building has also been utilized for community events and other uses. The most likely buyer of the property, if it were available for sale, would likely be a non-profit or an organization which specializes in historical preservation and the operation of a property like the subject.

INTRODUCTION TO VALUATION ANALYSIS

There are three approaches to value an appraiser generally must consider in estimating the value of a property. These approaches include the Cost Approach, the Income Approach and the Direct Sales Comparison Approach.

Valuation Techniques

Within the local and regional market, buyers and sellers of properties like the subject do not typically rely on a Cost Approach to Value. The subject improvements were constructed in 1906, and therefore utilizing a Cost Approach to value the property is not considered a supportable valuation technique due to the subjectivity in determining depreciation. Additionally, the property is encumbered by deed restrictions which limit the use of the improvements. Therefore, a Cost Approach to Value has not been utilized in the valuation of the subject property

The Income Approach to Value is based upon the principle that value is created by the anticipation of future benefits. Within the Ely market, there is limited demand from tenants for leasing space like the subject, particularly due to the deed restrictions on the property which limit the use of the improvements. Historical properties like the subject which are encumbered by similar deed restrictions are often not operated for profit-making purposes, and therefore determining a market lease rate for the property does not consider the allowed uses of the building. Most properties like the subject are either owned by the operator, or in many cases are leased at below nominal rates. Therefore, it is my opinion that an Income Approach to Value is not applicable in the valuation of the subject property.

The Sales Comparison Approach is based upon the principle of substitution, which holds that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability. Based upon the older age of improvements on the subject property, the property's location in Ely, Nevada, and with consideration given to the deed restrictions encumbering the property, it is my opinion that the Sales Comparison Approach is the best valuation technique to utilize in the valuation of the subject property. Therefore, the Sales Comparison Approach to Value will be the only approach utilized in the valuation of the subject property. In this approach, the Sales Comparison Approach will be completed utilizing a price per square foot analysis, which is typically utilized in the local and regional market for properties like the subject property.

SALES COMPARISON APPROACH TO VALUE

To arrive at the Market Value of the subject property, the Sales Comparison Approach to Value has been utilized. In completing the Sales Comparison Approach to Value, the Official Records of White Pine County and other counties in Nevada were searched for sales of similar properties. In addition, I have interviewed numerous realtors and brokers in the market and have researched other providers of real estate data in the market including *CoStar*, *Multiple Listing Service* and *Loopnet*.

Selection of Sales

In researching sales which were considered comparable and/or competitive to the subject property, emphasis was placed on older industrial buildings. I have researched sales data throughout northern Nevada.

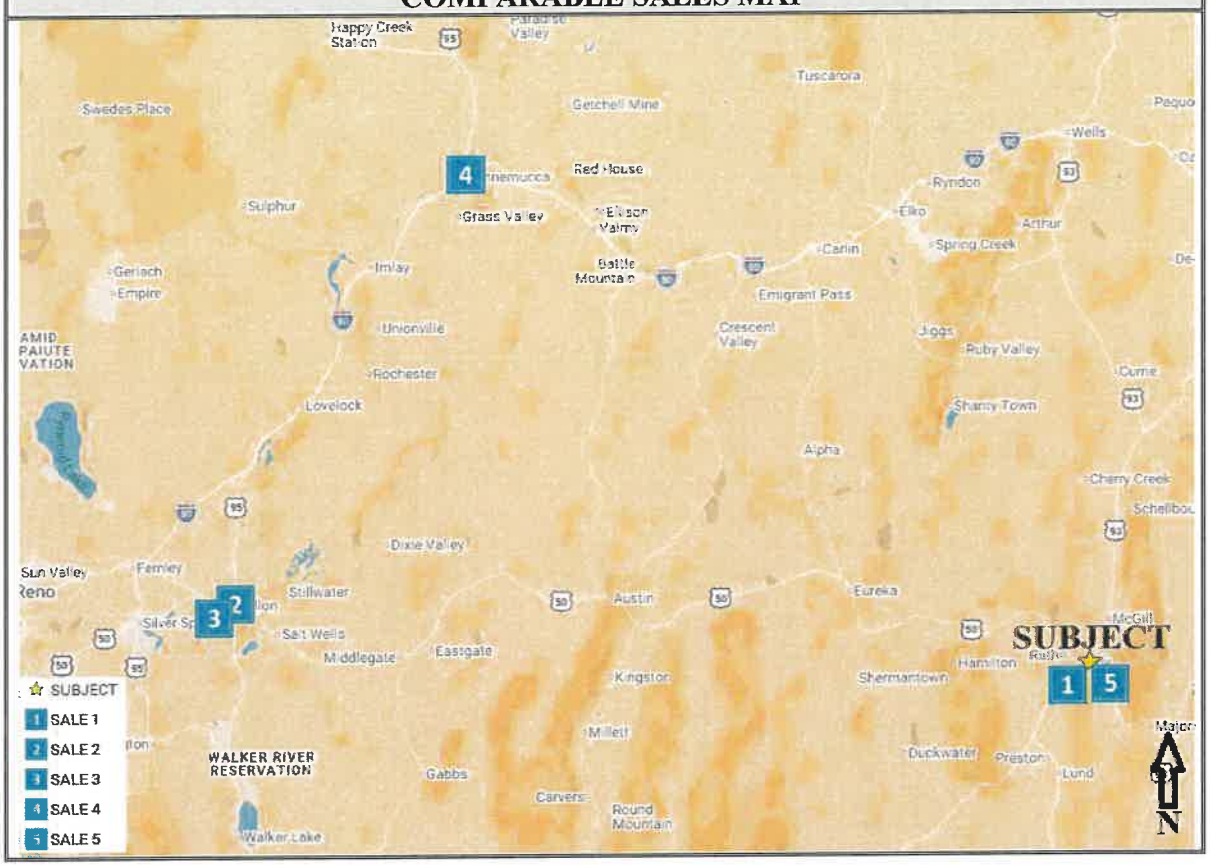
Set out on the following page are building sales considered to be most indicative of the market value of the subject property. Following the comparable buildings sales chart and map is a profile sheet, photograph and a brief description of each of the sale properties. The sales will be compared to the subject on a sale price per gross building area basis, which is the most used methodology for similar buildings in the market.

COMPARABLE SALES CHART

Sale ID	Property Type	Address	City/Town	State	Building Area	Year Built	Sale Date	Sale Price	Sale Price/SF
1	Storage Building	20 High Street	Ely	NV	2,400 SF	1982	12/12/2022	$105,000	$43.75
2	Warehouse/Office	300-306 Maine Street	Fallon	NV	8,940 SF	1943	03/02/2023	$180,000	$20.13
3	Workshop/Storage	20 W. B Street	Fallon	NV	5,310 SF	1905	01/08/2025	$305,000	$57.44
4	Shop Building	840 East Fourth Street	Winnemucca	NV	6,080 SF	1972	09/22/2025	$450,000	$74.01
5	Warehouse/Shop	1500 Avenue D	Ely	NV	9,600 SF	1971	03/06/2026	$465,000	$48.44
				LOW	2,400 SF	1905	12/12/2022	$105,000	$20.13
				HIGH	9,600 SF	1982	03/06/2026	$465,000	$74.01
				AVERAGE	6,466 SF	1955	08/09/2024	$301,000	$48.75
				MEDIAN	6,080 SF	1971	01/08/2025	$305,000	$48.44
Subject	Freight Barn	North Side Avenue A	Ely	NV	10,000 SF*	1906	07/08/2026	N/A	N/A

* Subject Has 10,000 Square Feet of Fully Enclosed Space & 2,800 Square Feet of Covered Deck Area (No Walls)

COMPARABLE SALES MAP



COMPARABLE BUILDING SALE PROFILES
SALE 1



Property ID:	20 High Street	**City:**	Ely
Address:	20 High Street	**County:**	White Pine
A.P.N.:	001-143-03	**State:**	Nevada
Year Built:	1982	**Parcel Size:**	0.33± Acres
Building Type:	Storage Building	**Building Coverage:**	16.70%
Construction:	Metal	**Ceiling Height:**	14 Feet
Quality:	Average	**% Office:**	N/A
Condition:	Fair-Average	**Dock/Drive-In Doors:**	0/1
Building Area:	2,400± SF	**Fenced Yard:**	No
Recording Date:	12/12/2022	**Grantor:**	Wilber E. Curtis, Trustee
Sale Price:	$105,000	**Grantee:**	C & B Auto Parts, LLC
Document #:	2022-395719	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$409.50	**Conditions of Sale:**	None Noted
Price/Square Foot:	$43.75	**Verified By:**	County Records

This comparable is the 2022 sale of an industrial storage building located at 20 High Street in the western portion of Ely, Nevada. The building has metal construction, with one roll-up door. The building has an attached two-sided shed which is 1,200± square feet. The building was in fair to average condition as of the date of sale.

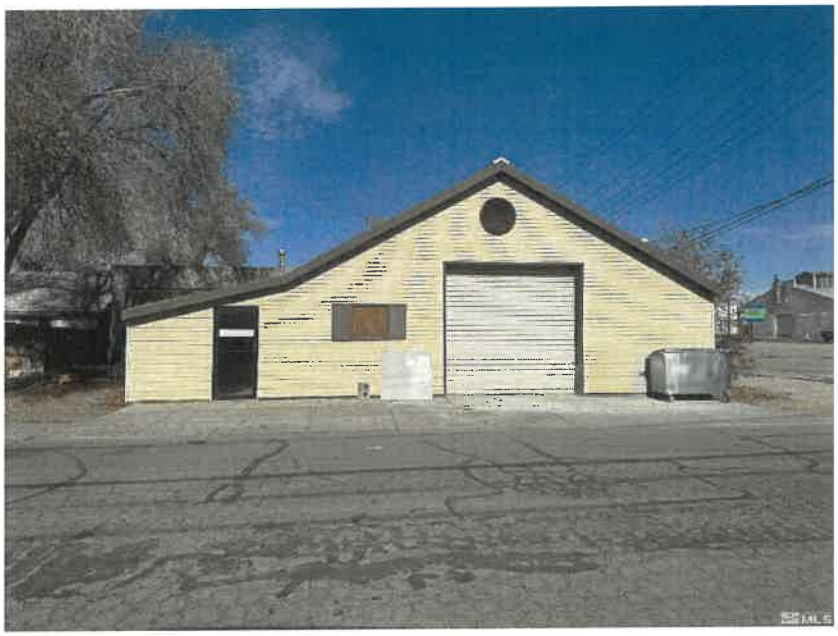
COMPARABLE BUILDING SALE PROFILE
SALE 2



Property ID:	Top Gun Gymnastics	**City:**	Fallon
Address:	300-306 Maine Street	**County:**	Churchill
A.P.N.:	001-051-18	**State:**	Nevada
Year Built:	1943-1945	**Parcel Size:**	0.464± Acres
Building Type:	Warehouse/Office	**Building Coverage:**	44.23%
Construction:	Masonry/Metal	**Ceiling Height:**	18 Feet
Quality:	Average	**% Office:**	N/A
Condition:	Fair	**Dock/Drive-In Doors:**	0/1
Building Area:	8,940± SF	**Fenced Yard:**	No
Recording Date:	03/02/2023	**Grantor:**	Michael & Maria Sargeant
Sale Price:	$180,000	**Grantee:**	Shane & Jenna Dixon
Document #:	500525	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$738.00	**Conditions of Sale:**	None Noted
Price/Square Foot:	$20.13	**Verified By:**	County Records; MLS

This is the 2023 sale of an industrial warehouse building with some limited office space located at 300-306 Maine Street in north Fallon, Nevada. The property included two connected buildings, one which had masonry construction and one with metal construction; the metal building had one 10-foot by 10-foot roll-up door. The building was in fair condition at the time of sale and was purchased for conversion to a gymnasium for Top Gun Gymnastics and Tumbling. The property was previously sold in March 2021 for $125,000.

COMPARABLE BUILDING SALE PROFILE
SALE 3



Property ID:	B Street Workshop Bldg.	**City:**	Fallon
Address:	20 West B Street	**County:**	Churchill
A.P.N.:	001-144-08 (New Parcel)	**State:**	Nevada
Year Built:	1905-1950	**Parcel Size:**	0.1938± Acres
Building Type:	Workshop/Storage	**Building Coverage:**	62.90%
Construction:	Wood & Masonry	**Ceiling Height:**	16 Feet
Quality:	Average	**% Office:**	None
Condition:	Fair-Average	**Dock/Drive-In Doors:**	0/1
Building Area:	5,310± SF	**Fenced Yard:**	No
Recording Date:	01/08/2025	**Grantor:**	David & Mackenzie Dakin
Sale Price:	$305,000	**Grantee:**	Steve Bollenbacher, et al.
Document #:	511664	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$1,250.50	**Conditions of Sale:**	None Noted
Price/Square Foot:	$57.44	**Verified By:**	County Records; MLS

This is the 2025 sale of an industrial workshop and storage building located at 20 West B Street in Fallon, Nevada. The property included two connected buildings, one which had masonry construction and one with wood construction; one building had one 10-foot by 12-foot roll-up door. The building was in fair to average condition at the time of sale.

COMPARABLE BUILDING SALE PROFILE
SALE 4



Property ID:	Industrial Building	**City:**	Winnemucca
Address:	840 East Fourth Street	**County:**	Elko
A.P.N.:	15-0224-04	**State:**	Nevada
Year Built:	1972	**Parcel Size:**	0.20± Acres
Building Type:	Shop	**Building Coverage:**	69.79%
Construction:	Metal	**Ceiling Height:**	14 Feet
Quality:	Average	**% Office:**	Limited
Condition:	Fair	**Dock/Drive-In Doors:**	0/2
Building Area:	6,080± Square Feet	**Fenced Yard:**	No
Recording Date:	09/22/2025	**Grantor:**	Rocking BB, LLC
Sale Price:	$450,000	**Grantee:**	Gourley's Welding, LLC
Document #:	202505079	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$1,755.00	**Conditions of Sale:**	None Noted
Price/Square Foot:	$74.01	**Verified By:**	Public Records

This is the September 2025 sale of a 6,080± square foot industrial building located in the northeast area of Winnemucca, Nevada. The building has metal construction and includes two drive-thru doors. The building has historically been utilized as a blacksmith shop and was purchased by a company that specializes in welding. The building was in fair condition when it sold.

COMPARABLE BUILDING SALE PROFILES
SALE 5



Property ID:	Wheeler Machinery Co.	**City:**	Ely
Address:	1500 Avenue D .	**County:**	White Pine
A.P.N.:	002-038-08	**State:**	Nevada
Year Built:	1971	**Parcel Size:**	0.8333± Acres
Building Type:	Warehouse/Shop	**Building Coverage:**	26.45%
Construction:	Metal	**Ceiling Height:**	16 Feet
Quality:	Average	**% Office:**	N/A
Condition:	Fair-Average	**Dock/Drive-In Doors:**	0/2
Building Area:	9,600± SF	**Fenced Yard:**	Partial
Recording Date:	03/06/2026	**Grantor:**	Mike & Dolores Lemich, Tr.
Sale Price:	$465,000	**Grantee:**	Mako US Corp
Document #:	2026-410888	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$1,813.50	**Conditions of Sale:**	None Noted
Price/Square Foot:	$48.44	**Verified By:**	County Records

This comparable is the 2026 sale of an industrial warehouse and shop building located at 1500 Avenue D in Ely, Nevada. The building has metal construction, with two roll-up doors. The building was purchased by a mining company. The building was in fair to average condition as of the date of sale.

SALES COMPARISON APPROACH ANALYSIS DISCUSSION

In the valuation of the subject property, five comparable sale properties were utilized in the Sales Comparison Approach to Value. The chart below summarizes these five sale properties.

COMPARABLE SALES CHART

Sale ID	Property Type	Address	City/Town	State	Building Area	Year Built	Sale Date	Sale Price	Sale Price/SF
1	Storage Building	20 High Street	Ely	NV	2,400 SF	1982	12/12/2022	$105,000	$43.75
2	Warehouse/Office	300-306 Maine Street	Fallon	NV	8,940 SF	1943	03/02/2023	$180,000	$20.13
3	Workshop/Storage	20 W. B Street	Fallon	NV	5,310 SF	1905	01/08/2025	$305,000	$57.44
4	Shop Building	840 East Fourth Street	Winnemucca	NV	6,080 SF	1972	09/22/2025	$450,000	$74.01
5	Warehouse/Shop	1500 Avenue D	Ely	NV	9,600 SF	1971	03/06/2026	$465,000	$48.44
				LOW	**2,400 SF**	**1905**	**12/12/2022**	**$105,000**	**$20.13**
				HIGH	**9,600 SF**	**1982**	**03/06/2026**	**$465,000**	**$74.01**
				AVERAGE	**6,466 SF**	**1955**	**08/09/2024**	**$301,000**	**$48.75**
				MEDIAN	**6,080 SF**	**1971**	**01/08/2025**	**$305,000**	**$48.44**
Subject	**Freight Barn**	**North Side Avenue A**	**Ely**	**NV**	**10,000 SF***	**1906**	**07/08/2026**	**N/A**	**N/A**

* Subject Has 10,000 Square Feet of Fully Enclosed Space & 2,800 Square Feet of Covered Deck Area (No Walls)

Ideally, it would be desirable to have sufficient data available from which to conduct a paired sales analysis for each of the adjustment factors, thereby quantifying a mathematical dollar adjustment. However, there is not sufficient data available to conduct such analysis. To suggest that a paired sales comparison analysis is possible with the limited data set available, in my opinion, would be suggesting a greater degree of precision than is realistically achievable in the marketplace. Accordingly, qualitative adjustments will be made to the comparable sales for the elements of comparison. The adjustment elements considered to be inferior to the subject will be adjusted upward (+). The adjustment elements considered to be superior to the subject will be adjusted downward (–). The adjustment elements considered similar or comparable to the subject will not be adjusted (=).

The following analysis discusses the adjustments made for the various adjustment criteria, which includes property rights transferred, terms of sale, sale conditions, buyer expenditures, market conditions, zoning/legal constraints, and various physical characteristics including location, condition, use, size, building coverage, basement and other areas, and any other characteristics requiring adjustments.

Property Rights Conveyed

In this report, I am valuing the fee simple market value of the subject property. All the sales involved the fee simple interest when sold. Therefore, no adjustments for property rights are necessary to the sales.

PROPERTY RIGHTS CONVEYED ADJUSTMENT SUMMARY		
Sale	**Interest Conveyed**	**Adjustment Required**
1	Fee Simple	No Adjustment Required
2	Fee Simple	No Adjustment Required
3	Fee Simple	No Adjustment Required
4	Fee Simple	No Adjustment Required
5	Fee Simple	No Adjustment Required
Subject	**Fee Simple**	=

Financing-Terms of Sale (Cash Equivalency)

All the sales involved cash to seller or cash equivalent sales terms and therefore do not require adjustments for this factor.

FINANCING TERMS ADJUSTMENT SUMMARY		
Sale	**Terms of Sale**	**Adjustment Required**
1	Cash Equivalent Terms	No Adjustment Required
2	Cash Equivalent Terms	No Adjustment Required
3	Cash Equivalent Terms	No Adjustment Required
4	Cash Equivalent Terms	No Adjustment Required
5	Cash Equivalent Terms	No Adjustment Required
Subject	**Assumes Cash Equivalent Terms**	=

Conditions of Sale

Based upon our interviews with individuals knowledgeable about the comparable sales, there were no noted conditions of sale for the sales; therefore, no adjustments for conditions of sale are indicated.

CONDITIONS OF SALE ADJUSTMENT SUMMARY		
Sale	**Conditions of Sale**	**Adjustment Required**
1	None Noted	No Adjustment Required
2	None Noted	No Adjustment Required
3	None Noted	No Adjustment Required
4	None Noted	No Adjustment Required
5	None Noted	No Adjustment Required
Subject	**Assumes None**	=

Buyer Expenditures

Based upon a review of the sales, no buyer expenditures adjustments are necessary to the sales. Although the subject and the sale properties are older buildings with some deferred maintenance issues, they are considered typical for historical buildings with ongoing repair requirements.

BUYER EXPENDITURE ADJUSTMENT SUMMARY		
Sale	**Buyer Expenditure**	**Adjustment Required**
1	None Noted	No Adjustment Required
2	None Noted	No Adjustment Required
3	None Noted	No Adjustment Required
4	None Noted	No Adjustment Required
5	None Noted	No Adjustment Required
Subject	**Assumes None**	=

Market Conditions (Date Of Sale)

In discussions with numerous buyers, sellers, and brokers in the northern Nevada market with experience in historical buildings, it was indicated that limited data is available to support a mathematical adjustment for market conditions for older buildings, as they often have more specialized uses and a more limited pool of willing buyers which often extend marketing times for these properties. However, it was also the consensus that the overall real estate market in northern Nevada has shown growth over the past decade, and prices for most types of real estate has generally increased over the past five-year period.

The sales utilized in this analysis occurred between 2022 and 2026. Although there is limited sales and resale data to support market condition adjustments, it is my opinion that overall market demand for real estate in northern Nevada has generally increased over the past five years. It is my opinion that upward qualitative adjustments are warranted for market

conditions, particularly for the older sales which occurred in 2022 and 2023. The sales which occurred in 2025 and 2026 have not been adjusted for market conditions, as they occurred closer in time to the effective date of value and are felt to better represent current market conditions.

MARKET CONDITIONS ADJUSTMENT SUMMARY		
Sale	**Date of Sale**	**Adjustment Required**
1	12/12/2022	Upward Adjustment Required
2	03/02/2023	Upward Adjustment Required
3	01/08/2025	No Adjustment Required
4	09/22/2025	No Adjustment Required
5	03/06/2026	No Adjustment Required
Subject	**07/08/2026**	=

Zoning

Each of the comparable sales had zoning designations that permit the current buildings on the properties. Zoning is not felt to be a major issue on the current building improvements on the subject and sales properties, as they are older buildings that have been on the properties for numerous decades. Adjustments for other legal issues, including the subject's deed restrictions, will be adjusted separately from zoning.

ZONING ADJUSTMENT SUMMARY		
Sale	**Zoning/Use**	**Adjustment Required**
1	Improvements Allowed	No Adjustment Required
2	Improvements Allowed	No Adjustment Required
3	Improvements Allowed	No Adjustment Required
4	Improvements Allowed	No Adjustment Required
5	Improvements Allowed	No Adjustment Required
Subject	**Improvements Allowed**	=

Encumbrances

The subject property is encumbered by reservations recorded on the property which limit the uses of the building. A Deed recorded in 1985 (Book 90, Pages 136 through 138), which transferred the subject property from Nevada Northern Railway Company (Donor) to the City of Ely (Donee), includes reservations in favor of the Donor (City of Ely).

These reservations are fully described in a prior section of this report but indicate that "*The premises herein conveyed shall not be used by the Donee, its successors and assigns, for*

any saloon, bar, cocktail lounge, gambling hall or any immoral or illegal purpose. Donee shall be responsible and faithfully discharge any and all cost and expense incident to the maintenance of the above described property. The above described premised are donated by Donor to Donee herein for the express, sole, and only, purpose of use by the White Pine Historical Railroad Foundation in connection with and pursuant to the development of an historic railroad museum. In the event the Donee should, at any time in the future, fail to use said buildings for purposes of the White Pine Historical Railroad Foundation program, then in such even title to the above described property shall thereupon revert to the Donor, if, at that time, Donor elects to exercise such reversionary right."

The reservations above indicate that the subject building, along with an adjacent building to the east (the East Ely Depot property), must be utilized for the White Pine Historical Railroad Foundation program. The subject building is currently utilized for this use, along with community events and storage. These deed reservations limit the marketability of the subject property to most buyers based upon the required use.

Typically, any encumbrance limiting the use of a property can have a negative effect on the property as it may reduce or limit the number of potential users of the property. Other types of limiting reservations or restrictions on a property, like easements or zoning, can often impact the marketability and in some cases the value of a property because of a specified use restriction. Easements often result in restricted uses on all or part of property for various purposes, not limited to utilities, access, air rights, conservation purposes, and other various purposes. Zoning restrictions typically limit the allowed uses on a property based upon city or county ordinances. In the case of the subject property, the required use is very specific and limiting, with one allowed use. However, the improvements are utilized for the required use and have been for many years, and the required use does permit those current uses of the building.

I have researched data to support quantitative adjustments for similar restrictions on other properties but found no other similarly restricted properties in Nevada which have sold and which would support a quantitative adjustment. It is my opinion that the current use of the property is an allowed use, and that the improvements on the site provide value to the current use.

It is recognized that each of the sales properties involve older buildings which were originally constructed between 1905 and 1982, and that the actual effective ages of these

properties in some cases limit various types of uses in the buildings because of age, condition, zoning, and other physical and legal factors. Most of the sale buildings are utilized for industrial users; these uses are similar the subject's current use, which includes large storage areas.

However, it is my opinion that downward qualitative adjustments are necessary to all the comparable sales in this analysis, as none of the properties have actual deed reservations restricting their use. The reservation currently restricting the allowed use of the subject building limits the pool of potential buyers of the property to those who would operate the property under the restricted required use. Therefore, downward adjustments have been made to the sales for encumbrances. The following chart summarizes the qualitative adjustments made to the sales for encumbrances.

ENCUMBRANCE ADJUSTMENT SUMMARY		
Sale	**Encumbrances**	**Adjustment Required**
1	No Deed Restrictive Reservations	Downward Adjustment Required
2	No Deed Restrictive Reservations	Downward Adjustment Required
3	No Deed Restrictive Reservations	Downward Adjustment Required
4	No Deed Restrictive Reservations	Downward Adjustment Required
5	No Deed Restrictive Reservations	Downward Adjustment Required
Subject	**Deed Restrictive Reservations**	=

Location

The subject is in Ely, Nevada. Ely is a small, incorporated city in eastern Nevada. The chart below summarizes the location characteristics of the subject and comparable sales, and the adjustments made to the sales for location.

LOCATION SUMMARIES			
Sale	**Location**	**2025 Population Estimates**	**Comments**
1	Ely, NV	4,017	Same as Subject
2	Fallon, NV	9,771	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
3	Fallon, NV	9,771	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
4	Winnemucca, NV	8,748	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
5	Ely, NV	4,017	Same as Subject
Subject	**Ely, NV**	**4,017**	---

LOCATION ADJUSTMENT SUMMARY		
Sale	**Location**	**Adjustment Required**
1	Ely, NV	No Adjustment Required
2	Fallon, NV	Large Downward Adjustment Required
3	Fallon, NV	Large Downward Adjustment Required
4	Winnemucca, NV	Downward Adjustment Required
5	Ely, NV	No Adjustment Required
Subject	**Ely, NV**	=

Year Built

The sales all involve older buildings, with original construction years ranging between 1905 and 1982, in comparison to the subject building which was originally constructed in 1906. Those sales built within the same general timeframe as the subject have not been adjusted for year built. Those sales with much younger dates of original construction have been adjusted downward to account for likely lesser repair and maintenance costs associated with much newer buildings.

YEAR BUILT ADJUSTMENT SUMMARY		
Sale	**Year Built**	**Adjustment Required**
1	1982	Downward Adjustment Required
2	1943	Downward Adjustment Required
3	1905	No Adjustment Required
4	1972	Downward Adjustment Required
5	1971	Downward Adjustment Required
Subject	**1906**	=

Condition

The subject property is currently in average condition for its age. The sales have been adjusted qualitatively for condition based upon my personal inspection of the subject, and my personal inspection of the sale properties and based upon information provided by sellers, buyers, and brokers and realtors involved in the transactions involving the sale properties. The chart below summarizes the adjustments made to the sales for condition.

CONDITION ADJUSTMENT SUMMARY		
Sale	**Condition**	**Adjustment Required**
1	Fair-Average	Upward Adjustment Required
2	Fair	Larger Upward Adjustment Required
3	Fair-Average	Upward Adjustment Required
4	Fair	Larger Upward Adjustment Required
5	Fair-Average	Upward Adjustment Required
Subject	**Average**	=

Size

The comparable sales range in building area from 2,400± square feet to 9,600± square feet, as compared to the subject, which involves 12,800± square feet, 10,000± square feet of which is fully enclosed. As the subject has 10,000± square feet of gross building area that is fully enclosed, this is the area that is compared to the sale properties. Generally, a relationship exists between the size of the building and the price per square foot of building area paid. Typically, a larger building will sell for a lower price per square foot with all other factors being similar, while a smaller building will sell for a higher price per square foot with all other factors being similar.

The chart below summarizes my adjustments for size, with larger buildings being adjusted upward and smaller buildings being adjusted downward.

SIZE ADJUSTMENT SUMMARY		
Sale	**Building Size (Above Ground SF)**	**Adjustment Required**
1	2,400 SF	Downward Adjustment Required
2	8,940 SF	No Adjustment Required (Similar Size)
3	5,310 SF	Downward Adjustment Required
4	6,080 SF	Downward Adjustment Required
5	9,600 SF	No Adjustment Required (Similar Size)
Subject	**10,000 SF***	=
* Subject Has 10,000 Square Feet of Fully Enclosed Space & 2,800 Square Feet of Covered Deck Area (No Walls)		

Building Coverage

The subject property is improved with a 12,800± square foot structure on a 27,700± square foot lot, which indicates a building coverage of 46%; the covered deck area is included in the building coverage as it can't be utilized for parking. Those sales with significantly lower building coverages have been adjusted downward, while those with higher building coverages

have been adjusted upward. Sale 2 has a similar building coverage and has not been adjusted for this factor. The following chart summarizes the adjustments made to the sales for building coverages.

BUILDING COVERAGE ADJUSTMENTS SUMMARY		
Sale	**Building Coverage**	**Adjustment Required**
1	17%	Downward Adjustment Required
2	44%	No Adjustment Required
3	63%	Upward Adjustment Required
4	70%	Upward Adjustment Required
5	26%	Downward Adjustment Required
Subject	**46%**	=

Other Adjustments Required

The subject property has rail service, while none of the sales have rail service. Upward adjustments have been made to the sales for this factor. Additionally, Sales 2 through 5 have been adjusted upward as the subject property includes 2,800± square feet of deck area that is not fully enclosed and not included in the square footage which the final square foot value will be applied; Sale 1 has not been adjusted for this factor as it also has a two-sided storage area attached to the building.

Adjustment Chart

The following chart sets forth a summary of the adjustments required of the sale properties in comparison to the sale property. A minus sign (-) indicates that in comparison to the subject, the comparable property is superior, and the price per square foot requires downward adjustment to achieve comparability with the subject for a particular criterion. Conversely, a plus sign (+) indicates that in comparison to the subject, the comparable property is inferior, and the price per square foot requires upward adjustment to achieve comparability with the subject for a particular adjustment criterion. An equal (=) sign indicates that the comparable is similar to the subject for a particular adjustment criterion.

COMPARABLE BUILDING SALES ADJUSTMENT GRID

Sale Number	Subject	1	2	3	4	5
Sale Date	**07/08/2026**	**12/12/2022**	**03/02/2023**	**01/08/2025**	**09/22/2025**	**03/06/2026**
Sale Price	**N/A**	**$105,000**	**$180,000**	**$305,000**	**$450,000**	**$465,000**
Building Area (SF)	**10,000 SF**	**2,400 SF**	**8,940 SF**	**5,310 SF**	**6,080 SF**	**9,600 SF**
Sale Price/SF	**N/A**	**$43.75**	**$20.13**	**$57.44**	**$74.01**	**$48.44**
QUALITATIVE ADJUSTMENTS						
Property Rights	Fee Simple =	Fee Simple =	Fee Simple =	Fee Simple =	Fee Simple =	Fee Simple =
Terms of Sale	Assuming Cash	Cash Equ. =	Cash Equ. =	Cash Equ. =	Cash Equ. =	Cash Equ. =
Sale Conditions	Assuming None	None =	None =	None =	None =	None =
Buyer Expenditures	Assumes None	None =	None =	None =	None =	None =
Market Conditions	07/08/2026	12/12/2022 +	03/02/2023 +	01/08/2025 =	09/22/2025 =	03/06/2026 =
Zoning	Allowed	Allowed =	Allowed =	Allowed =	Allowed =	Allowed =
Encumbrances	Deed Restrictions	None -	None -	None -	None -	None -
Location	Ely	Ely =	Fallon Large -	Fallon Large -	Winnemucca -	Ely =
Year Built	1906	1982 -	1943 -	1905 =	1972 -	1971 -
Condition	Average	Fair-Avg. +	Fair Larger +	Fair-Avg. +	Fair Larger +	Fair-Avg. +
Size	10,000 SF	2,400 SF -	8,940 SF =	5,310 SF -	6,080 SF -	9,600 SF =
Building Coverage	46%	17% -	44% =	63% +	70% +	26% -
Rail	Yes	None +	None +	None +	None +	None +
Other	2,800 SF Deck Area	Storage =	None +	None +	None +	None +

Sales Analysis

The sales indicate sale prices per square foot of between $20.13 and $74.01. Other than Sale 3, all the comparable buildings utilized are generally much newer than the subject, although the subject building is generally in superior condition than the comparable buildings analyzed.

It is my opinion that Sale 2, which involves a warehouse property located in Fallon, Nevada, that sold in 2023 for $20.13 per square foot, is comparable to the subject; however, this sale occurred in 2023, and the property was only in fair condition, and therefore it is my opinion that it represents a low indicator of value. The remaining direct sales range between $43.75 and $74.01 and are felt to be high indicators of value. The data suggest a value of higher than $20 per square foot, and below $40 per square foot.

Limited sales data was available due to the unique nature of the subject improvements, which involve an historic freight barn. In addition to the sales analyzed above, I have also researched additional industrial buildings in the Ely market, and other more rural areas in northern Nevada. The chart below summarizes additional sales which were analyzed.

ADDITIONAL SALES ANALYZED

Property Type	Address	City/Town	State	Building Area	Year Built	Sale Date	Sale Price	Sale Price/SF
Garage/Warehouse	1190 Alpha Street	Ely	NV	7,200 SF	2012	04/05/2021	$278,400	$38.67
Industrial	860 S. Industrial Way	Ely	NV	3,200 SF	1982	09/30/2021	$300,000	$93.75
Industrial	Pioche Highway	Ely	NV	5,920 SF	1992	10/28/2021	$300,000	$50.68
2 Shop Buildings	5430 Grass Valley Road	Winnemucca	NV	5,760 SF	1988	09/21/2023	$550,000	$95.49
Garage/Warehouse	3307 Potato Road	Winnemucca	NV	11,600 SF	1991	12/12/2023	$1,100,000	$94.83
2 Warehouse Buildings	1031 Silver Street	Elko	NV	8,247 SF	1985	12/18/2023	$670,000	$81.24
Shop Building	840 East Fourth Street	Winnemucca	NV	6,080 SF	1972	09/22/2025	$450,000	$74.01
			LOW	**3,200 SF**	**1972**	**04/05/2021**	**$278,400**	**$38.67**
			HIGH	**11,600 SF**	**2012**	**09/22/2025**	**$1,100,000**	**$95.49**
			AVERAGE	**6,858 SF**	**1989**	**03/03/2023**	**$521,200**	**$75.52**
			MEDIAN	**6,080 SF**	**1988**	**09/21/2023**	**$450,000**	**$81.24**

The additional sales include three industrial buildings in Ely, three in Winnemucca, and one in Elko. The additional sales range in size between 3,200± square feet and 11,600± square feet and were constructed between 1972 and 2012. The sales indicate sale prices per square foot of between $38.67 and $95.49. The buildings in the chart above all involve newer buildings and are all generally smaller than the subject building. Additionally, none of the sales above are encumbered by restrictive covenants. However, it is noted that although the subject building was constructed in 1906, it has been well maintained and is in average condition.

SALES COMPARISON APPROACH ANALYSIS & CONCLUSION

The five direct sales utilized are in Ely, Fallon, and Winnemucca, and occurred between December 2022 and March 2026, and have a range in gross building sizes of between 2,400± square feet and 9,600± square feet. Additional sales were also analyzed; these additional sales are in Ely, Winnemucca, and Elko, and range in gross building sizes between 3,200± square feet and 11,600± square feet.

Conclusion

In conclusion, consideration is given to the physical and legal characteristics of the subject property, including the deed restrictions on the property. Due to the older age of the subject, and as it is deed restricted, it is my opinion that the Market Value of the subject property, on a per square foot basis, is toward the lower end of the comparable data. It is my opinion that Sale 2, which involves a warehouse property located in Fallon, Nevada, that sold in 2023 for $20.13 per square foot, is comparable to the subject; however, this sale occurred in 2023, and the property was only in fair condition, and therefore it is my opinion that it represents a low indicator of value. The remaining direct sales range between $43.75 and $74.01 and are felt to be high indicators of value. The data suggest a value of higher than $20 per square foot, and below $40 per square foot.

Based upon a review of the available data, and with consideration given to the analysis as set forth above, it is my opinion that a square foot value range of $30 to $35 per square foot is applicable to the subject's building area. Applying this range to the subject's 10,000± square feet of gross building area (not including 2,800± square feet without walls) results in an indicated value range of $300,000 and $350,000, which is correlated to $325,000. This equates to a value per square foot of $32.50 for the gross building area that is enclosed, and $25.39 for the 12,800± square feet of gross building area if the covered deck area were included; this value is supported by the comparable building sales data.

FINAL MARKET VALUE CONCLUSION	
Subject Property Identification	Red Freight Barn Building Property
Market Value Addressed	Market Value
Interest Appraised	Fee Simple Interest
Effective Date of Value	July 8, 2026
FINAL MARKET VALUE CONCLUSION	**$325,000**

EXPOSURE AND MARKETING TIME

Exposure time is defined as the length of time that would have been necessary to expose the property on the open market, to have consummated the sale at the effective date of valuation. This analysis assumes the property was marketed at the value conclusion contained in this report.

Marketing time, on the other hand, is the time necessary to consummate a sale of the subject property assuming that a marketing effort is begun as of the effective date of valuation and that the property is marketed at the final property value conclusion contained in this report.

In arriving at an estimate of an appropriate exposure and marketing time for the subject property, consideration is given the subject property's physical characteristics. Consideration is also given to the exposure and marketing times of the competing buildings utilized in the Sales Comparison Approach to Value, and interviews with brokers and property managers familiar with similar properties. Most notably, consideration is given to the deed restrictions on the subject property, which would likely result in a more extended exposure and marketing time for the subject property if it were exposed on the open market.

Based upon a review of the available data, it is our opinion that an appropriate exposure and marketing time for the subject property, assuming it is marketed at its final property value conclusions, would be as follows:

EXPOSURE & MARKETING TIME CONCLUSIONS		
Property Description	**Exposure Time**	**Marketing Time**
Red Freight Barn Building Property	**Approximately 2 to 5 Years**	**Approximately 2 to 5 Years**

CERTIFICATION

Each of the undersigned do hereby certify that, unless otherwise noted in this appraisal report:

- I have made a personal inspection of the property that is the subject of this report.
- I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions, and conclusions herein are based, are true and correct.
- This report sets forth all the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analysis, opinions, and conclusions contained in this report.
- My analyses, opinions, and conclusions were developed, and this review report was prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice.*
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Practice* of the Appraisal Institute.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- The appraisal was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- The appraiser's state registration/certification has not been revoked, suspended, cancelled or restricted.
- The appraiser has not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.
- The Appraisal Institute conducts a mandatory program of continuing education for its designated members. As of the date of this report, Scott Griffin has completed the requirements under the continuing education program of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Respectfully Submitted,

Scott Q. Griffin, MAI
Nevada Certified General Appraiser
License Number A.0003504-CG

STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent upon the following assumptions and limiting conditions.

LIMITS OF LIABILITY

This report was prepared by Johnson Perkins Griffin, LLC. All opinions, recommendations, and conclusions expressed during the course of this assignment are rendered by the staff of Johnson Perkins Griffin, LLC, as employees, not as individuals. The liability of Johnson Perkins Griffin, LLC and its employees and associates is limited to the client only and to the fee actually received by the appraisal firm. There is no accountability, obligation, or liability to any third party. If the appraisal report is disseminated to anyone other than the client, the client shall make such party or parties aware of all limiting conditions and assumptions affecting the appraisal assignment. Neither the appraisers nor the appraisal firm is in any way to be responsible for any costs incurred to discover or correct any physical, financial and/or legal deficiencies of any type present in the subject property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in the event of a lawsuit brought by a lender, a partner or part owner in any form of ownership, a tenant or any other party, the client will hold the appraiser(s) and the appraisal firm completely harmless in such action with respect to any and all awards or settlements of any type in such lawsuits.

COPIES, PUBLICATION, DISTRIBUTION AND USE OF REPORT

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for any purpose or any function other than its intended use, as stated in the body of the report. The appraisal fee represents compensation only for the analytical services provided by the appraiser(s). The appraisal report remains the property of the appraisal firm, though it may be used by the client in accord with these assumptions and limiting conditions.

This appraisal is to be used only in its entirety, and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by the appraiser(s) whose signature(s) appears on the appraisal report, unless it is indicated that one or more of the appraisers was acting as "Review Appraiser." No change of any item in the report shall be made by anyone other than the appraiser(s). The appraiser(s) and the appraisal firm shall bear no responsibility for any such unauthorized changes.

CONFIDENTIALITY

Except as provided for subsequently, neither the appraiser(s) nor the appraisal firm may divulge the analyses, opinions or conclusions developed in the appraisal report, nor may they give a copy of the report to anyone other than the client or his designee as specified in writing. However, this condition does not apply to any requests made by the Appraisal Institute for purposes of confidential ethics enforcement. Also, this condition does not apply to any order or request issued by a court of law or any other body with the power of subpoena.

INFORMATION SUPPLIED BY OTHERS

Information (including projections of income and expenses) provided by informed local sources, such as government agencies, financial institutions, Realtors, buyers, sellers, property owners, bookkeepers, accountants, attorneys, and others is assumed to be true, correct and reliable. No responsibility for the accuracy of such information is assumed by the appraiser(s). Neither the appraiser(s) nor the appraisal firm is liable for any information or the work product provided by subcontractors. The client and others utilizing the appraisal report are advised that some of the individuals associated with Johnson Perkins Griffin, LLC are independent contractors and may sign the appraisal report in that capacity. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable. To the best of our judgment and knowledge, all such information is considered appropriate for inclusion. In some instances, an impractical and uneconomic expenditure of time would be required in attempting to furnish absolutely unimpeachable verification. The value conclusions set forth in the appraisal report are subject to the accuracy of said data. It is suggested that the client consider independent verification as a prerequisite to any transaction involving a sale, a lease or any other commitment of funds with respect to the subject property.

TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE

The contract for each appraisal, consultation or analytical service is fulfilled and the total fee is payable upon completion of the report. The appraisers(s) or those assisting in the preparation of the report will not be asked or required to give testimony in court or in any other hearing as a result of having prepared the appraisal, either in full or in part, except under separate and special arrangements at an additional fee. If testimony or a deposition is required, the client shall be responsible for any additional time, fees and charges, regardless of the issuing party. Neither the appraiser(s) nor those assisting in the preparation of the report is required to engage in post- appraisal consultation with the client or other third parties, except under a separate and special arrangement and at an additional fee.

EXHIBITS AND PHYSICAL DESCRIPTIONS

It is assumed that the improvements and the utilization of the land are within the boundaries of the property lines of the property described in the report and that there is no encroachment or trespass unless noted otherwise within the report. No survey of the property has been made by the appraiser(s) and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in the report are there to assist the reader in visualizing the property and are not necessarily drawn to scale. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

TITLE, LEGAL DESCRIPTIONS, AND OTHER LEGAL MATTERS

No responsibility is assumed by the appraiser(s) or the appraisal firm for matters legal in character or nature. No opinion is rendered as to the status of title to any property. The title is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in the appraisal report. The legal description, as furnished by the client, his designee or as derived by the appraiser(s), is assumed to be correct as reported. The appraisal is not to be construed as giving advice concerning liens, title status, or legal marketability of the subject property.

ENGINEERING, STRUCTURAL, MECHANICAL, ARCHITECTURAL CONDITIONS

This appraisal should not be construed as a report on the physical items that are a part of any property described in the appraisal report. Although the appraisal may contain information about these physical items (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed report on these physical items. The appraiser(s) is not a construction, engineering, or architectural expert, and any opinion given on these matters in this report should be considered tentative in nature and is subject to modification upon receipt of additional information from appropriate experts. The client is advised to seek appropriate expert opinion before committing any funds to the property described in the appraisal report.

Any statement in the appraisal regarding the observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service, all mechanicals, and all matters relating to construction is based on a casual inspection only. Unless otherwise noted in the appraisal report, no detailed inspection was made. For instance, the appraiser is not an expert on heating systems, and no attempt was made to inspect the interior of the furnace. The structures were not investigated for building code violations, and it is assumed that all buildings meet the applicable building code requirements unless stated otherwise in the report.

Such items as conditions behind walls, above ceilings, behind locked doors, under the floor, or under the ground are not exposed to casual view and, therefore, were not inspected, unless specifically so stated in the appraisal. The existence of insulation, if any is mentioned, was discovered through conversations with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements regarding insulation cannot be guaranteed.

Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any comments on observed conditions given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is given as to the adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating systems, air conditioning systems, plumbing, electrical service, insulation, or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a mechanical and/or structural inspection be made by a qualified and licensed contractor, a civil or structural engineer, an architect or other experts. This appraisal report is based on the assumption that there are no hidden, unapparent or apparent conditions on the property or improvements which would materially alter the value as reported. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and standard for the properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise

stated. No judgment is made in the appraisal as to the adequacy of insulation, the type of insulation, or the energy efficiency of the improvements or equipment which is assumed to be standard for the subject's age, type and condition.

TOXIC MATERIALS AND HAZARDS

Unless otherwise stated in the appraisal report, no attempt has been made to identify or report the presence of any potentially toxic materials and/or condition such as asbestos, urea formaldehyde foam insulation, PCBs, any form of toxic waste, polychlorinated biphenyl, pesticides, lead-based paints or soils or ground water contamination on any land or improvements described in the appraisal report. Before committing funds to any property, it is strongly advised that appropriate experts be employed to inspect both land and improvements for the existence of such potentially toxic materials and/or conditions. If any potentially toxic materials and/or conditions are present on the property, the value of the property may be adversely affected and a re-appraisal at an additional cost may be necessary to estimate the effects of such circumstances.

SOILS, SUB-SOILS, AND POTENTIAL HAZARDS

It is assumed that there are no hidden or unapparent conditions of the soils or sub-soil which would render the subject property more or less valuable than reported in the appraisal. No engineering or percolation tests were made and no liability is assumed for soil conditions. Unless otherwise noted, the land and the soil in the area being appraised appeared to be firm, but no investigation has been made to determine whether or not any detrimental sub-soil conditions exist. Neither the appraiser(s) nor the appraisal firm is liable for any problems arising from soil conditions. These appraisers strongly advise that, before any funds are committed to a property, the advice of appropriate experts be sought.

If the appraiser(s) has not been supplied with a termite inspection report, survey or occupancy permit, no responsibility is assumed and no representation is made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained.

Neither the appraiser(s) nor the appraisal firm assumes responsibility for any costs or for any consequences arising from the need or lack of need for flood hazard insurance. An Agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

ARCHEOLOGICAL SIGNIFICANCE

No investigation has been made by the appraiser and no information has been provided to the appraiser regarding potential archeological significance of the subject property or any portion thereof. This report assumes no portion of the subject property has archeological significance.

LEGALITY OF USE

This appraisal report assumes that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless non-compliance is stated, defined and considered in the appraisal report. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state or national government, private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

COMPONENT VALUES

Any distribution of the total value between the land and improvements, between partial ownership interests or any other partition of total value applies only under the stated use. Moreover, separate allocations between components are not valid if this report is used in conjunction with any other analysis.

COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. It is assumed that the property is in direct compliance with the various detailed requirements of the ADA.

AUXILIARY AND RELATED STUDIES

No environmental or impact studies, special market studies or analyses, special highest and best use studies or feasibility studies have been requested or made by the appraiser(s) unless otherwise specified in an agreement for services and so stated in the appraisal report.

DOLLAR VALUES AND PURCHASING POWER

The estimated market value set forth in the appraisal report and any cost figures utilized are applicable only as of the date of valuation of the appraisal report. All dollar amounts are based on the purchasing power and price of the dollar as of the date of value estimates.

ROUNDING

Some figures presented in this report were generated using computer models that make calculations based on numbers carried out to three or more decimal places. In the interest of simplicity, most numbers have been rounded. Thus, these figures may be subject to small rounding errors.

QUANTITATIVE ANALYSIS

Although this analysis employs various mathematical calculations to provide value indications, the final estimate is subjective and may be influenced by our experience and other factors not specifically set forth in this report.

VALUE CHANGE, DYNAMIC MARKET, ALTERATION OF ESTIMATE BY APPRAISER

All values shown in the appraisal report are projections based on our analysis as of the date of valuation of the appraisal. These values may not be valid in other time periods or as conditions change. Projected mathematical models set forth in the appraisal are based on estimates and assumptions which are inherently subject to uncertainty and variations related to exposure, time, promotional effort, terms, motivation, and other conditions. The appraiser(s) does not represent these models as indicative of results that will actually be achieved. The value estimates consider the productivity and relative attractiveness of a property only as of the date of valuation set forth in the report.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value, investment value or value in use is a reflection of such benefits and of the appraiser's interpretation of income, yields and other factors derived from general and specific client and market information. Such estimates are as of the date of valuation of the report, and are subject to change as market conditions change.

This appraisal is an estimate of value based on analysis of information known to us at the time the appraisal was made. The appraiser(s) does not assume any responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice. The appraisal report itself and the value estimates set forth therein are subject to change if either the physical or legal entity or the terms of financing are different from what is set forth in the report.

ECONOMIC AND SOCIAL TRENDS

The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of value of this appraisal. The appraiser is not obligated to predict future political, economic or social trends.

EXCLUSIONS

Furnishings, equipment, other personal property and value associated with a specific business operation are excluded from the value estimate set forth in the report unless otherwise indicated. Only the real estate is included in the value estimates set forth in the report unless otherwise stated.

SUBSURFACE RIGHTS

No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.

PROPOSED IMPROVEMENTS, CONDITIONED VALUE

It is assumed in the appraisal report that all proposed improvements and/or repairs, either on-site or off-site, are completed in an excellent workmanlike manner in accord with plans, specifications or other information supplied to these appraisers and set forth in the appraisal report, unless otherwise explicitly stated in the appraisal. In the case of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. The estimate of market value is as of the date specified in the report. Unless otherwise stated, the assumption is made that all improvements and/or repairs have been completed according to the plans and that the property is operating at levels projected in the report.

MANAGEMENT OF PROPERTY

It is assumed that the property which is the subject of the appraisal report will be under typically prudent and competent management which is neither inefficient nor superefficient.

FEE

The fee for any appraisal report, consultation, feasibility or other study is for services rendered and, unless otherwise stated in the service agreement, is not solely based upon the time spent on any assignment.

LEGAL EXPENSES

Any legal expenses incurred in defending or representing ourselves concerning this assignment will be the responsibility of the client.

CHANGES AND MODIFICATIONS

The appraiser(s) reserves the right, at the cost of the client, to alter statements, analyses, conclusions, or any value estimates in the appraisal if any new facts pertinent to the appraisal process are discovered which were unknown on the date of valuation of this report.

DISSEMINATION OF MATERIAL

Neither all nor any part of the contents of this report shall be disseminated to the general public through advertising or sales media, public relations media, new media or other public means of communication without the prior written consent and approval of the appraiser(s).

The acceptance and/or use of the Appraisal Report by the client or any third party constitutes acceptance of the Assumptions and Limiting Conditions set forth in the preceding paragraphs. The appraiser's liability extends only to the specified client, not to subsequent parties or users. The appraiser's liability is limited to the amount of the fee received for the services rendered.

QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

Professional Designations

MAI-Member Appraisal Institute (MAI Designation #12359) 2005

State Licensing and Certification

Certified General Appraiser-State of Nevada License #A.0003504-CG 2000
(Certified Through 03/31/2028)

Certified General Real Estate Appraiser-State of California BREA ID #3010880 2022
(Certified Through 11/20/2026)

Offices Held

Board of Directors-Reno/Carson/Tahoe Chapter Appraisal Institute 2009-2013
Treasurer-Reno/Carson/Tahoe Chapter Appraisal Institute 2002-2003
President-University of Nevada Young Alumni Chapter 1999

Formal Education

University of Nevada, Reno 1995
Bachelor of Science in Business Administration; Major-Finance, Minor-Economics

Occupational History

Johnson Perkins Griffin, LLC 03/2015-Present
Johnson-Perkins & Associates 03/1997-02/2015

Types of Properties Appraised

Single-Family Residences
Condominiums
Vacant Residential Lots
Subdivisions
Vacant Commercial Land
Industrial Buildings/Warehouses
Shopping Centers
Retail Buildings
Professional/Medical Office Buildings
Apartment Complexes
Affordable Housing Projects
Hotels/Motels
Casinos/Hotel-Casinos
Farmland/Ranchland
Various Special Use Properties
Condemnation Appraisals
Right-of-Way Appraisals
Conservation Easements

QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

Appraisal Education and Technical Training

Course 110-Appraisal Principles	1997
Course 120-Appraisal Procedures	1998
Course 310-Basic Income Capitalization	1998
Course 400-Uniform Standards of Professional Appraisal Practice Update	2004
Course 410-Standard of Professional Practice-Part A	1999
Course 420-Standard of Professional Practice-Part B	1999
Course 510-Advanced Income Capitalization	1999
Course 520-Highest & Best Use Analysis	2002
Course 530-Advanced Sales & Cost Approaches	2004
Course 540-Course Report Writing & Valuation Analysis	2003
Course 550-Advanced Applications	2003
The High-Tech Appraisal Office	1997
GIS Applications for Appraisal	1997
Uniform Standard of Professional Appraisal Practice	2002
Comprehensive Appraisal Workshop	2004
Evaluating Commercial Construction	2006
Attacking & Defending an Appraisal in Litigation	2007
Analyzing Distressed Real Estate	2008
7-Hour National USPAP Update Course	2010/2012/2014/2016/2018/2020/2022/2024/2026
Condemnation Appraising	2010
Appraising Convenience Stores	2010
Analyzing Distressed Real Estate	2012
Apartment Appraisal, Concepts & Applications	2012
Small Hotel/Motel Valuation	2012
Business Practice & Ethics	2014
Real Estate Finance Statistics and Valuation Modeling	2014
The Discounted Cash Flow Model: Concepts, Issues, and Apps	2014
Expert Witness for Commercial Appraisers	2016/2020
Analyzing Operating Expenses	2016
Supervisor-Trainee Course (Nevada)	2016
Comparative Analysis	2018
The Discounted Cash Flow Analysis Model	2018
Data Verification Methods	2018
Eminent Domain and Condemnation	2018
Appraisal of Assisted Living Facilities	2020
Intermediate Income Approach Case Studies for Commercial Appraisers	2020
That's a Violation	2022
Laws and Regulations for California Appraisers	2022
Appraising for the VA	2022
Introduction to the Uniform Appraisal Dataset	2024
Land and Site Valuation	2026
Performing Estate Appraisals	2026
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2021/2024/2026

Admitted as Expert Witness

United States District Court, District of Nevada
United States Bankruptcy Court, District of Nevada
Superior Court-State of California
Washoe County District Court
Washoe County Board of Equalization
Nevada State Board of Equalization

QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

COPIES OF APPRAISAL LICENSES

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE **REAL ESTATE DIVISION** **NOT TRANSFERABLE**

This is to Certify That : SCOTT Q GRIFFIN **Certificate Number:** A.0003504-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER **from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.**

Issue Date: April 2, 2026 **Expire Date:** March 31, 2028

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: JOHNSON PERKINS GRIFFIN, LLC
6121 LAKESIDE DRIVE, SUITE 160
RENO, NV 89511

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Scott Q. Griffin

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3010880

Effective Date: November 21, 2024
Date Expires: November 20, 2026

Angela Jemmott
Angela Jemmott, Bureau Chief, BREA

3079102

COPY COPY COPY
THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

AN APPRAISAL
OF

THE ELY ARMORY BUILDING

LOCATED AT

545 MILL STREET,
ELY, WHITE PINE COUNTY, NEVADA

OWNED BY

THE CITY OF ELY

PREPARED FOR

NEVADA DIVISION OF STATE LANDS

FOR THE PURPOSE OF ESTIMATING THE FOLLOWING VALUE

Valuation Scenario	Interest Appraised	Date Of Value
Market Value	Fee Simple Interest	July 8, 2026

JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

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August 12, 2026

Ellery Foster
Deputy Administrator
Nevada Division of State Lands
901 South Stewart Street, Suite 5003
Carson City, NV 89701
efoster@lands.nv.gov

Re: Appraisal-Ely Armory Building, Ely, White Pine County, Nevada

Dear Ms. Foster:

This is in response to your request for an appraisal of the Ely Armory Building property located in Ely, White Pine County, Nevada. The subject property is summarized below:

PROPERTY SUMMARY	
Property Name	Ely Armory Building
Property Type	Armory Building with Office Areas & Former Gym
Property Address	545 Mill Street, White Pine County, Nevada
General Location	The North Side of Mill Avenue, North of the North Terminus of Canyon Street, Ely, White Pine County, Nevada
Owner of Record	The City of Ely
Assessor's Parcel Number	001-283-07
Land Area	0.5745± Acres (25,026± Square Feet)
Improvements	10,668± Square Foot Armory Building Constructed in 1959
Ely Zoning Designation	R-2-50 (Medium to High Density Residential)

The following summarizes the Client, Intended User, and Intended Use of the appraisal report.

PURPOSE, CLIENT, INTENDED USER & INTENDED USE OF THE APPRAISAL	
Purpose of Appraisal	Estimate the Fee Simple Market Value of the Subject Property
Client	Nevada Division of State Lands
Intended User of Report	Nevada Division of State Lands & their Designated Representatives
Intended Use of Report	To be utilized for a Potential Legal Settlement

This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice*. This report sets forth pertinent data, statistics, and other information considered

necessary to establish the Market Value of the subject property as of the effective date of valuation. Supporting documentation concerning the data, reasoning and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated herein. I am not responsible for unauthorized use of this report.

This appraisal has been prepared subject to the following extraordinary assumptions:

- The subject is currently encumbered by a lease between the City of Ely (Lessor) and the State of Nevada, Department of Administration, Public Works Division, Buildings and Grounds (Lessee) on behalf of the Department of Public Safety, Highway Patrol Division, Division of Investigations (Tenant). Most recently, this lease was amended on December 30, 2025. The term of the lease runs through April 30, 2031, as stated in the amended lease. The rent being paid is $3,937.61 per month. Based upon the instructions of the client, this appraisal report addresses the Fee Simple Interest in the subject property, with no consideration given to the current lease encumbering the subject property.

Please be advised that in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that I have not performed services as an appraiser regarding the property that is the subject of this appraisal within the three-year period immediately preceding the date of this appraisal report.

I attest to have the knowledge and experience necessary to complete this appraisal assignment. No one other than the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in the accompanying appraisal report. After careful consideration of all data available, and upon thorough personal investigation of the subject property and comparable properties analyzed, it is my opinion that the Market Value of the subject property, under the requested valuation scenario, is set out as follows:

FINAL MARKET VALUE CONCLUSION	
Subject Property Identification	Ely Armory Building Property
Market Value Addressed	Market Value
Interest Appraised	Fee Simple Interest
Effective Date of Value	July 8, 2026
FINAL MARKET VALUE CONCLUSION	**$750,000**

Respectfully Submitted,

Scott Q. Griffin, MAI
Nevada Certified General Appraiser
License Number A.0003504-CG

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DATES OF APPRAISAL	
Date Description	**Date**
Date of Inspection	July 8, 2026
Effective Date of Value	July 8, 2026
Completion Date of Appraisal	August 12, 2026

FINAL MARKET VALUE CONCLUSION	
Subject Property Identification	Ely Armory Building Property
Market Value Addressed	Market Value
Interest Appraised	Fee Simple Interest*
Effective Date of Value	July 8, 2026
FINAL MARKET VALUE CONCLUSION	**$750,000**

* The subject is currently encumbered by a lease between the City of Ely (Lessor) and the State of Nevada, Department of Administration, Public Works Division, Buildings and Grounds (Lessee) on behalf of the Department of Public Safety, Highway Patrol Division, Division of Investigations (Tenant). Most recently, this lease was amended on December 30, 2025. The term of the lease runs through April 30, 2031, as stated in the amended lease. The rent being paid is $3,937.61 per month. Based upon the instructions of the client, this appraisal report addresses the Fee Simple Interest in the subject property, with no consideration given to the current lease encumbering the subject property.

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Intended Use of Report	To be utilized for a Potential Legal Settlement

VALUATION SCENARIO & DEFINITION		
Valuation Scenario	**Interest Appraised**	**Effective Date of Value**
"Market Value	Fee Simple Estate*	July 8, 2026
*The subject is currently encumbered by a lease between the City of Ely (Lessor) and the State of Nevada, Department of Administration, Public Works Division, Buildings and Grounds (Lessee) on behalf of the Department of Public Safety, Highway Patrol Division, Division of Investigations (Tenant). Most recently, this lease was amended on December 30, 2025. The term of the lease runs through April 30, 2031, as stated in the amended lease. The rent being paid is $3,937.61 per month. Based upon the instructions of the client, this appraisal report addresses the Fee Simple Interest in the subject property, with no consideration given to the current lease encumbering the subject property.		
Fee Simple Estate Defined	The appraisal report will address the fee simple market value of the subject property. Fee Simple Estate is defined as "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[1]	

DATES OF APPRAISAL	
Date Description	**Date**
Date of Inspection	July 8, 2026
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[1] Source: The Dictionary of Real Estate Appraisal, 8th Edition, Appraisal Institute, 2026, page 65.

MARKET VALUE DEFINED

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1) Buyer and seller are typically motivated;
2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
3) A reasonable time is allowed for exposure in the open market;
4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by any one associated with the sale.[2]

SCOPE OF APPRAISAL

The preparation of this appraisal included:

- An inspection of the subject property, including an exterior and interior inspection of the improvements, and measuring the improvements;
- Identification and analysis of the subject neighborhood;
- Analysis of the subject's physical and legal characteristics;
- Analysis of encumbrances impacting the subject property;
- Discussion and analysis of the Ely market;
- Completion of a Highest and Best Use Analysis;
- Analysis and discussion of appropriate valuation techniques to incorporate in the valuation of the subject property.
- Research and analysis of recent comparable property sales and listings;
- Completion of a Sales Comparison Approach Analysis, utilizing a Price Per Square Foot Analysis, to arrive at the Market Value of the subject property as of the effective date of value;
- Correlation of the value indications to arrive at the Market Value of the subject property as of the effective date of value;
- Analysis of an appropriate marketing and exposure time for the subject property;
- Preparation of an appraisal report.

[2] Rules and Regulations, Federal Register, Vol. 55, No. 165, Page 34696, 12CFR Part 34.42(f)

STATEMENTS OF LIMITING CONDITIONS

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as "An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."[3] This appraisal has been prepared subject to the following extraordinary assumptions:

- The subject is currently encumbered by a lease between the City of Ely (Lessor) and the State of Nevada, Department of Administration, Public Works Division, Buildings and Grounds (Lessee) on behalf of the Department of Public Safety, Highway Patrol Division, Division of Investigations (Tenant). Most recently, this lease was amended on December 30, 2025. The term of the lease runs through April 30, 2031, as stated in the amended lease. The rent being paid is $3,937.61 per month. Based upon the instructions of the client, this appraisal report addresses the Fee Simple Interest in the subject property, with no consideration given to the current lease encumbering the subject property.

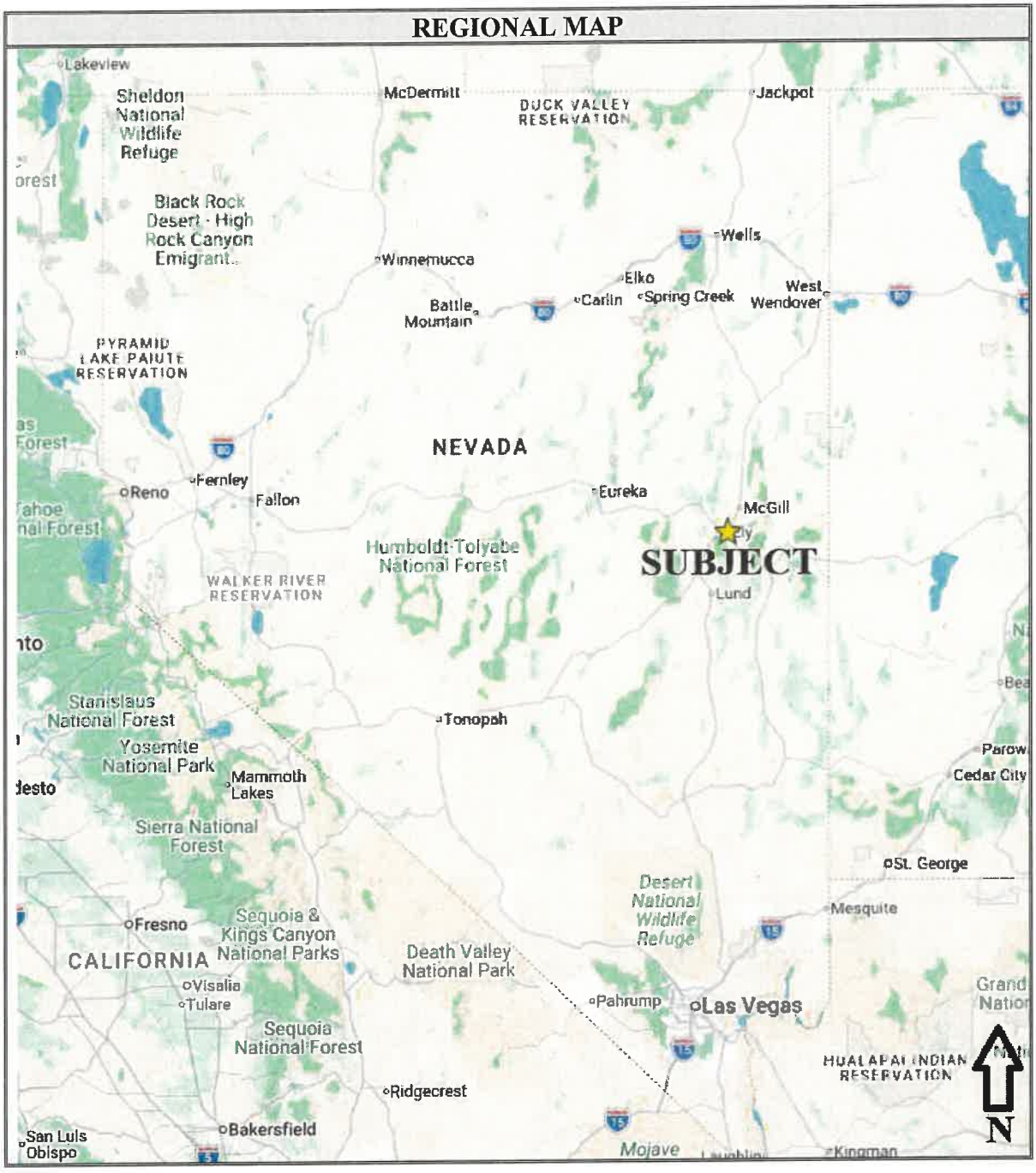
HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as "A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis."[4] This appraisal has been prepared subject to the following hypothetical conditions:

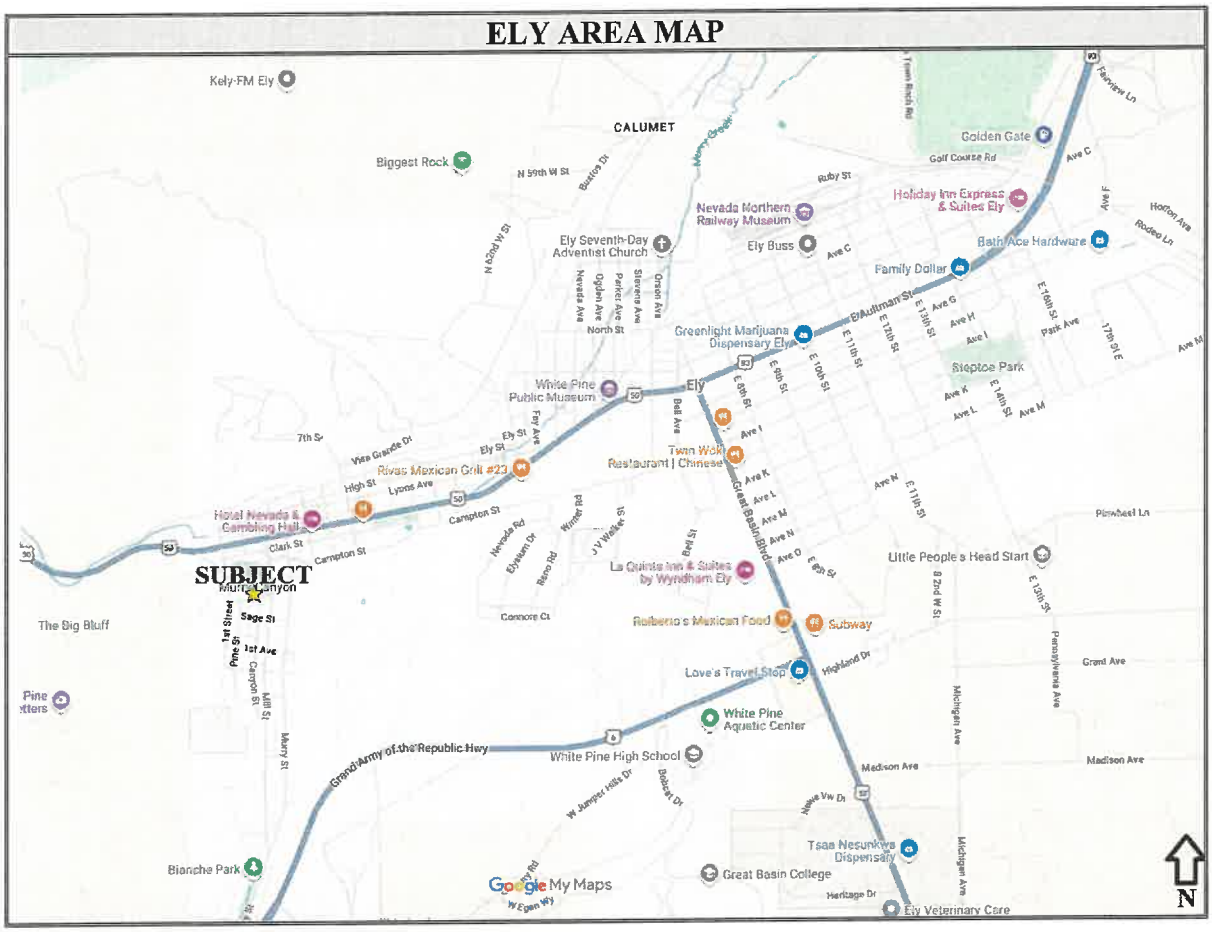
- None

[3] Source: USPAP 2024 Edition, Definitions; The Appraisal Foundation, Page 4.
[4] Source: USPAP 2024 Edition, Definitions; The Appraisal Foundation, Page 4.

REGIONAL MAP



ELY AREA MAP


Kely-FM Ely
CALUMET
Biggest Rock
N 59th W St
Burtis Dr
Nevada Northern Railway Museum
Ely Seventh-Day Adventist Church
Ely Buss
Golden Gate
Golf Course Rd
Holiday Inn Express & Suites Ely
Bath Ace Hardware
Family Dollar
Greenlight Marijuana Dispensary Ely
E Aultman St
Steptoe Park
White Pine Public Museum
Ely
Twin Wok Restaurant | Chinese
Rivas Mexican Grill #23
Hotel Nevada & Gambling Hall
SUBJECT
Murry Canyon
The Big Bluff
La Quinta Inn & Suites by Wyndham Ely
Little People's Head Start
Roberto's Mexican Food
Subway
Love's Travel Stop
White Pine Aquatic Center
White Pine High School
Grand Army of the Republic Hwy
Tsaa Nesunkwa Dispensary
Great Basin College
Ely Veterinary Care
Bianchie Park
Google My Maps
N

AREA DESCRIPTION

White Pine County Overview

White Pine County encompasses 8,897 square miles and ranks as the fifth largest in the state. According to the Nevada State Demographer, the certified estimated population of White Pine County in 2025 (latest available) was 10,236. The population is centered primarily in Ely, which had an estimated population of 4,017in 2025 (39.24% of County). The following summarizes White Pine County population statistics between 2005 and 2025.

WHITE PINE COUNTY POPULATION ESTIMATES

	JULY 1 2005	Percent Change 7/05 - 7/06	JULY 1 2006	Percent Change 7/06 - 7/07	JULY 1 2007	Percent Change 7/07 - 7/08	JULY 1 2008	Percent Change 7/08 - 7/09	JULY 1 2009	Percent Change 7/09 - 7/10	CENSUS April 1 2010†	JULY 1 2010	Percent Change 4/10 - 7/11	Percent Change 7/10 - 7/11	JULY 1 2011
White Pine County	9,275	2.9%	9,542	0.5%	9,590	2.5%	9,694	-1.3%	9,570	-0.7%	10,030	9,503	-0.3%	5.3%	10,002
Ely	4,166	3.8%	4,325	-0.7%	4,294	1.3%	4,352	-1.4%	4,291	-1.3%	4,255	4,235	-3.9%	-3.4%	4,089
Lund	156	3.7%	162	1.5%	164	-4.2%	157	0.3%	158	2.7%	178	162	16.6%	27.8%	207
McGill	1,109	3.2%	1,145	-1.8%	1,125	0.3%	1,128	-1.7%	1,109	-0.1%	1,215	1,108	-3.8%	5.4%	1,168
Ruth	394	2.9%	405	-1.3%	400	1.8%	407	-1.3%	402	-0.7%	437	399	-4.0%	5.3%	420

	Percent Change 7/11 - 7/12	JULY 1 2012	Percent Change 7/12 - 7/13	JULY 1 2013	Percent Change 7/13 - 7/14	JULY 1 2014	Percent Change 7/14 - 7/15	JULY 1 2015	Percent Change 7/15 - 7/16	JULY 1 2016	Percent Change 7/16 - 7/17	JULY 1 2017	Percent Change 7/17 - 7/18	JULY 1 2018	Percent Change 7/18 - 7/19
State of Nevada	1.0%	2,750,217	1.8%	2,800,967	1.5%	2,843,301	1.9%	2,897,584	1.9%	2,953,375	1.1%	2,986,656	2.4%	3,057,582	1.8%
White Pine County	-0.6%	9,945	1.5%	10,095	1.2%	10,218	1.2%	10,336	0.8%	10,413	2.8%	10,705	-0.2%	10,678	1.4%
Ely	-0.6%	4,066	0.8%	4,100	1.6%	4,165	-2.6%	4,056	0.2%	4,065	4.9%	4,267	-2.8%	4,149	1.6%
Lund	-0.4%	206	0.2%	206	0.8%	208	-5.5%	197	2.9%	202	1.2%	205	0.7%	206	-0.6%
McGill	0.6%	1,175	0.2%	1,177	2.0%	1,200	-3.2%	1,161	0.4%	1,166	2.2%	1,191	-0.4%	1,186	0.1%
Ruth	-0.5%	418	1.5%	424	1.2%	429	1.2%	434	0.8%	437	2.8%	450	-0.2%	448	1.4%

	JULY 1 2019	Percent Change 7/19 - 7/20	CENSUS April 1 2020†	JULY 1 2020	Percent Change 4/20 - 7/21	Percent Change 7/20 - 7/21	JULY 1 2021	Percent Change 7/21 - 7/22	JULY 1 2022	Percent Change 7/22 - 7/23	JULY 1 2023	Percent Change 7/23 - 7/24	*JULY 1 2024*	Percent Change 7/24 - 7/25	*JULY 1 2025*
White Pine County	10,826	-3.2%	9,080	10,477	13.4%	-1.8%	10,293	-2.8%	10,001	0.0%	10,005	2.0%	10,209	0.3%	*10,236*
Ely	4,217	1.4%	3,924	4,275	5.5%	-3.2%	4,138	-3.0%	4,015	-1.5%	3,954	2.0%	4,032	-0.4%	*4,017*
Lund	205	-0.3%	170	205	22.3%	1.7%	208	-0.3%	207	-0.9%	205	4.1%	214	-2.8%	*206*
McGill	1,187	2.0%	1,007	1,211	19.2%	-0.9%	1,201	-1.4%	1,184	-3.1%	1,148	1.7%	1,167	0.2%	*1,169*
Ruth	455	-3.2%	366	440	18.1%	-1.8%	432	-0.6%	430	-3.2%	416	1.7%	423	0.0%	*423*

Source: Nevada State Demographer

The community of Ely is located near the central/south central portion of the County proximate to U.S. Highway 50. Ely is the county seat of White Pine County and is the main population center and employment area of the county.

Outside of Ely, the area is sparsely populated and consists of high desert sagebrush, covered valleys, and mountains. The following summarizes the labor force and employment statistics for White Pine County.

WHITE PINE COUNTY EMPLOYMENT HISTORY				
Year	**Employed**	**Labor Force**	**Unemployed**	**Unemployment Rate**
2000	3,637	3,784	147	3.88%
2001	3,516	3,683	167	4.53%
2002	3,683	3,839	156	4.06%
2003	3,545	3,691	146	3.96%
2004	3,802	3,945	143	3.62%
2005	4,138	4,305	167	3.88%
2006	4,309	4,473	164	3.67%
2007	4,576	4,749	173	3.64%
2008	4,568	4,793	225	4.69%
2009	4,610	4,954	344	6.94%
2010	4,207	4,636	429	9.25%
2011	4,593	5,041	448	8.89%
2012	4,620	5,019	399	7.95%
2013	4,455	4,824	369	7.65%
2014	4,492	4,793	301	6.28%
2015	4,421	4,678	257	5.49%
2016	3,426	3,635	209	5.75%
2017	3,429	3,608	179	4.96%
2018	3,542	3,703	161	4.35%
2019	3,660	3,803	143	3.76%
2020	3,521	3,718	197	5.30%
2021	3,601	3,736	135	3.61%
2022	3,550	3,702	152	4.11%
2023	3,598	3,750	152	4.05%
2024	3,527	3,689	162	4.39%
2025	3,670	3,820	150	3.93%
Jun-26	3,633	3,799	166	4.37%
Source: Nevada Department of Employment, Training & Rehabilitation				

White Pine County's taxable retail sales have fluctuated over the past decade but have generally increased. Taxable sales in the county are typically impacted most by mining. The chart below summarizes taxable sales in White Pine County between 2015 and 2025.

WHITE PINE TAXABLE SALES HISTORY		
Year (Fiscal)	**Total Taxable Sales**	**% Change From Prior Year**
2015	$275,884,073	N/A
2016	$220,359,697	-20.13%
2017	$239,788,986	8.82%
2018	$291,695,358	21.65%
2019	$317,187,820	8.74%
2020	$343,005,203	8.14%
2021	$330,499,956	-3.65%
2022	$361,810,937	9.47%
2023	$376,968,872	4.19%
2024	$446,422,834	18.42%
2025	$403,541,383	-9.61
Source: Nevada Treasurer's Office		

The chart below summarizes White Pine County's largest employers, as of the 2nd Quarter 2022.

WHITE PINE COUNTY LARGEST EMPLOYERS-1ST RELEASE 2026				
Employer Name	**City**	**Business Description**	**Ownership Type**	**Employment Range**
Nevada Ely State Prison	Ely	State Govt-Correctional Institutions	State	500-999
Robinson Nevada Mining Company	Ruth	Copper Mines	Private	500-999
KG Mining (Bald Mountain) Inc.	Ely	Gold Ore Mines	Private	250-499
William Bee Ririe Hospital	Ely	Hospitals	Private	50-99
Hotel Nevada & Gambling Hall	Ely	Casino Hotels	Private	50-99
Nevada Department of Transportation	Ely	Transportation regulatory agencies	State	50-99
US Land Management Bureau	Ely	Federal Government-Land/Mineral/Wildlife/Fore	Federal	50-99
Ridley's Family Markets	Ely	Grocers-Retail	Private	50-99
David E Norman Elementary	Ely	Schools	County	50-99
Great Basin National Park	Baker	National Parks/Preserves	Private	50-99
Jail House Casino & Motel	Ely	Casino Hotels	Private	50-99
White Pine Care Center	Ely	Nursing Homes	Private	50-99
Prospector Hotel-Gambling Hall	Ely	Casino Hotels	Private	50-99
Bath Lumber Co LLC	Ely	Home Centers	Private	20-49
White Pine County High School	Ely	Schools	Private	20-49
Denny's	Ely	Full-Service Restaurant	Private	20-49
Learning Bridge Charter School	Ely	Schools	Private	20-49
Central Cinema of Ely Inc	Ely	Theatres-Movie	Private	20-49
Calibre Mining	Ely	Gold Ore Mines	Private	20-49
White Pine Middle School	Ely	Schools	Private	20-49
Source: Nevada Department of Employment, Training & Rehabilitation				

The largest employers in the County are the Robinson Nevada Mining Company, which operates the Robinson Mine, and the Department of Corrections, which operates the Nevada Ely

State Prison. Other major employers include other mines, the White Pine County School District, various hotels and casinos, and other governmental agencies.

The City of Ely is in south/central White Pine County, which is in eastern Nevada. Ely is the largest city and county seat of White Pine County, and was founded as a stagecoach station along the Pony Express and Central Overland Route. Ely's mining boom came later than the other towns along U.S. 50, with the discovery of copper in 1906. Though the railroads connecting the First Transcontinental Railroad to the mines in Austin and Eureka have long been removed, the railroad to Ely is preserved as a heritage railway by the Nevada Northern Railway and known as the Ghost Train of Old Ely.

Historically Ely has been a mining town, suffering through the boom-and-bust cycles common in the West. Originally, Ely was home to several copper mining companies, Kennecott being the most famous. With a crash in the copper market in the mid-1970s, Kennecott shut down and copper mining closed. With the advent of cyanide heap leaching, a method of extracting gold from what was previously considered very low-grade ore, the next boom was on. Many companies processed the massive piles of "overburden" that had been removed from copper mines or expanded the existing open-pit mines to extract the gold ore. Gold mines as widespread as the Robinson project near Ruth, and AmSelco's Alligator Ridge mine, kept the town alive during the 1980s and 1990s, until the revival of copper mining.

The Robinson Mine is the largest mine in the area and includes three large pits: the currently active Ruth and areas without ongoing mining operations, the Tripp-Veteran and Liberty areas. Mining is conducted by conventional open-pit methods. It comprises extraction using blasting materials, ore loading and transport to a processing plant. The ore is crushed and ground and then subjected to flotation process. Produced concentrate is thickened and filtered. The copper concentrate with appropriate moisture level is then transported to storage facilities in Wendover, Nevada, from where it is transported to various customers. Although it is anticipated that the Robinson mine will close by over the next decade, there are several projects proposed for development in the Ely area.

U.S. Highway 50 (U.S. 50) that provides primary access to and from Ely from the west and the east. U.S. 50 is a transcontinental highway in the United States, stretching from Sacramento, California in the west to Ocean City, Maryland on the east coast. The Nevada portion crosses the center of state and was named The Loneliest Road in America by *Life*

magazine in July 1986. The name was intended as a pejorative, but Nevada officials seized on it as a marketing slogan. The name originates from large desolate areas traversed by the route, with few or no signs of civilization. The highway crosses several large desert valleys separated by numerous mountain ranges towering over the valley floors, in what is known as the Basin and Range province of the Great Basin. U.S. 50 connects with Eureka, Austin, Fallon, Fernley, and finally Carson City west of Ely. East of Ely, the route runs southeast, where it runs to Utah.

The other major highway servicing Ely is U.S. Highway 93 (U.S. 93). US 93 enters Nevada on the Hoover Dam Bypass, then winds its way west-southwest through Boulder City before it merges with U.S. Route 95 and then curves northwest towards Las Vegas. These combined routes then join and run concurrent with the Interstate 515 freeway through Henderson and Las Vegas; U.S. 93 eventually diverges from I-15 to head north towards the Great Basin National Park Near there, the highway joins with the combined U.S. Route 6 and U.S. Route 50 to run northwest towards Ely. In Ely, Route 6 first departs to the west, then shortly thereafter U.S. 93 leaves U.S. 50 to continue north. Upon reaching Lages Station, Alternate US 93 splits off in a northeasterly direction toward West Wendover. The main route of US 93 continues north from there, intersecting Interstate 80 at Wells before crossing the Idaho state line near Jackpot. From Ely to Schellbourne Ranch, U.S. 93 is part of the Lincoln Highway, the first road across the United States. The following summarizes mileages from Ely to various metropolitan areas in the region.

MILEAGE FROM ELY	
City	**Miles**
Reno, Nevada	319
Las Vegas, Nevada	246
Salt Lake City, Utah	241
Boise, Idaho	388

White Pine County enjoys a high desert climate with at least a third of the days completely sunny, one third somewhat cloudy and the remainder cloudy days. The city of Ely is at approximately 6,255± feet in elevation. The following summarizes average temperature data for Ely.

ELY MONTHLY MEAN TEMPERATURE DATA

Monthly Mean Avg Temperature for Ely Area, NV (ThreadEx)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000	30.9	33.0	35.9	46.7	54.2	M	68.6	67.6	57.6	44.7	25.8	31.0	45.1
2001	25.2	27.4	39.4	41.8	55.4	62.3	67.6	68.7	59.9	49.0	35.1	20.5	46.0
2002	23.1	27.0	32.0	44.4	50.2	62.4	71.2	64.6	56.8	42.4	34.0	26.4	44.5
2003	35.9	27.3	37.3	40.9	51.1	61.5	71.6	68.1	57.7	50.8	30.4	27.7	46.7
2004	21.2	24.0	42.1	44.6	51.6	61.4	68.0	63.8	56.0	44.7	32.2	28.6	44.8
2005	30.2	31.8	35.5	41.2	50.8	57.4	70.3	66.0	55.6	46.5	37.8	29.0	46.0
2006	27.8	28.9	30.6	44.0	53.2	63.9	70.0	64.9	54.0	44.4	34.7	25.2	45.1
2007	18.6	31.1	39.9	44.0	52.4	62.6	71.4	69.4	56.8	44.8	36.4	21.6	45.8
2008	19.1	27.1	34.5	39.7	48.1	59.8	69.3	67.8	56.8	45.9	39.6	24.6	44.4
2009	25.5	27.3	35.4	41.3	54.2	56.1	66.6	61.5	58.8	40.2	33.6	16.3	43.1
2010	21.7	27.3	34.7	39.1	44.4	60.6	68.5	66.3	59.0	48.2	31.1	29.3	44.2
2011	22.7	25.8	37.0	40.0	46.6	57.4	68.3	69.2	60.3	47.2	33.7	25.6	44.5
2012	31.0	29.8	39.9	46.3	52.7	62.7	68.6	69.0	59.7	48.4	39.8	25.6	47.8
2013	17.1	25.3	40.2	43.0	50.7	63.5	71.4	67.9	57.9	43.1	35.9	22.1	44.8
2014	31.4	32.6	38.0	43.7	52.1	60.8	71.4	64.5	61.4	50.9	36.4	30.3	47.8
2015	33.3	38.0	42.3	42.9	50.8	66.5	66.7	68.0	62.3	50.7	29.4	23.8	47.9
2016	19.4	27.6	38.9	44.3	49.6	64.5	68.3	66.4	57.3	49.4	37.9	25.1	45.7
2017	21.4	32.6	40.9	42.4	51.3	64.4	71.8	68.7	55.9	44.5	40.7	29.9	47.0
2018	30.4	28.9	34.6	45.4	52.5	63.3	72.0	67.9	60.4	44.8	32.9	25.7	46.6
2019	28.4	22.3	35.4	45.0	45.9	58.6	68.1	68.0	56.8	39.2	36.3	28.1	44.3
2020	29.9	30.2	36.2	43.5	55.2	60.2	68.9	70.0	60.1	48.1	34.6	25.8	46.9
2021	28.3	28.9	34.9	42.7	51.5	66.9	72.2	66.6	60.1	44.8	40.4	26.5	47.0
2022	26.0	28.2	38.4	42.5	48.5	61.9	72.2	68.9	62.8	47.1	30.0	24.5	45.9
2023	19.7	19.5	25.9	41.7	51.8	56.2	71.4	66.0	M	M	M	M	44.0
Mean	25.8	28.4	36.7	43.0	51.0	61.5	69.8	67.1	58.4	46.1	34.7	25.8	45.7
Max	35.9 2003	38.0 2015	42.3 2015	46.7 2000	55.4 2001	66.9 2021	72.2 2022	70.0 2020	62.8 2022	50.9 2014	40.7 2017	31.0 2000	47.9
Min	17.1 2013	19.5 2023	25.9 2023	39.1 2010	44.4 2010	56.1 2009	66.6 2009	61.5 2009	54.0 2006	39.2 2019	25.8 2000	16.3 2009	43.1

Source: National Weather Service

While the original downtown commercial district is still experiencing some development, much of the new commercial development and growth occurring in the Ely area over the past decade has been focused near Ely's easterly interchange of U.S. Highway 50 and U.S. Highway 93. There are several motels as well as several casino complexes. Ely has many other lodging facilities, including bed and breakfasts, hotels, motels, RV Parks, and campgrounds.

Overall, White Pine County has shown limited growth over the past 10 years, with fluctuations in population and taxable sales. The re-opening of the Robinson Mine did have a positive impact on the area, although the future closure of this mine, the largest employer in the county, could have a severe impact on the local economy.

SUBJECT AERIAL MAP



SUBJECT FILLED IN BLUE

SUBJECT PHOTOGRAPHS



VIEW OF THE SUBJECT PROPERTY FACING NORTHEAST



VIEW OF THE SUBJECT BUILDING FACING NORTHWEST

SUBJECT PHOTOGRAPHS

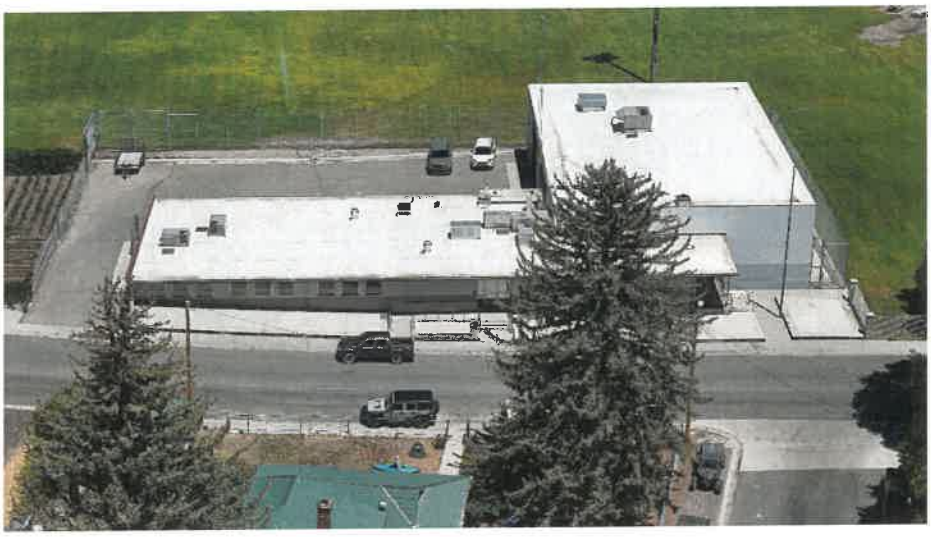


VIEW OF THE SUBJECT PROPERTY FACING SOUTHEAST



VIEW OF THE SUBJECT BUILDING FACING SOUTHWEST

SUBJECT PHOTOGRAPHS



VIEW OF THE SUBJECT FACING NORTH



VIEW OF THE SUBJECT FACING SOUTH

SUBJECT PHOTOGRAPHS



VIEW OF MILL AVENUE AND THE SUBJECT FACING EAST (SUBJECT ON LEFT OF PHOTO)

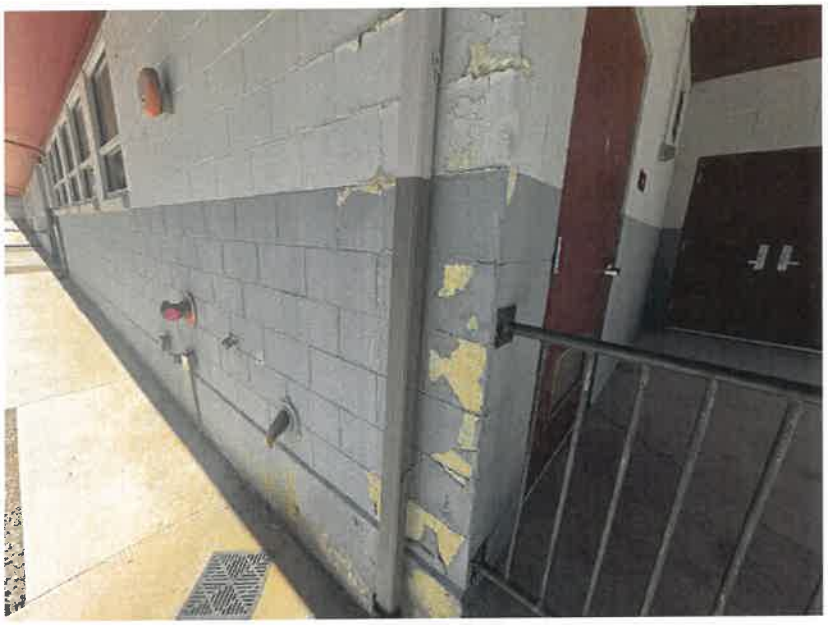


VIEW OF MILL AVENUE AND THE SUBJECT BUILDING FACING WEST

SUBJECT PHOTOGRAPHS



VIEW OF SUBJECT PARKING AREA (ASPHALT HAS CRACKING)



VIEW OF AN EXTERIOR WALL SHOWING PAINT PEELING

SUBJECT PHOTOGRAPHS



VIEW OF THE GYM AREA OF THE BUILDING



VIEW OF A KITCHEN AREA IN THE BUILDING

SUBJECT PHOTOGRAPHS



VIEW OF AN OFFICE IN THE BUILDING



VIEW OF AN OFFICE IN THE BUILDING

SUBJECT PHOTOGRAPHS



VIEW OF THE CENTRAL HALLWAY IN THE BUILDING



VIEW OF AN OFFICE IN THE BUILDING

SUBJECT PHOTOGRAPHS



VIEW OF A CLASSROOM IN THE BUILDING



VIEW OF A RESTROOM IN THE BUILDING

SUBJECT PHOTOGRAPHS



VIEW OF A SHOWER AREA IN THE BUILDING



VIEW OF THE MAIN ENTRANCE LOBBY INTO THE BUILDING

SUBJECT PLOT MAP

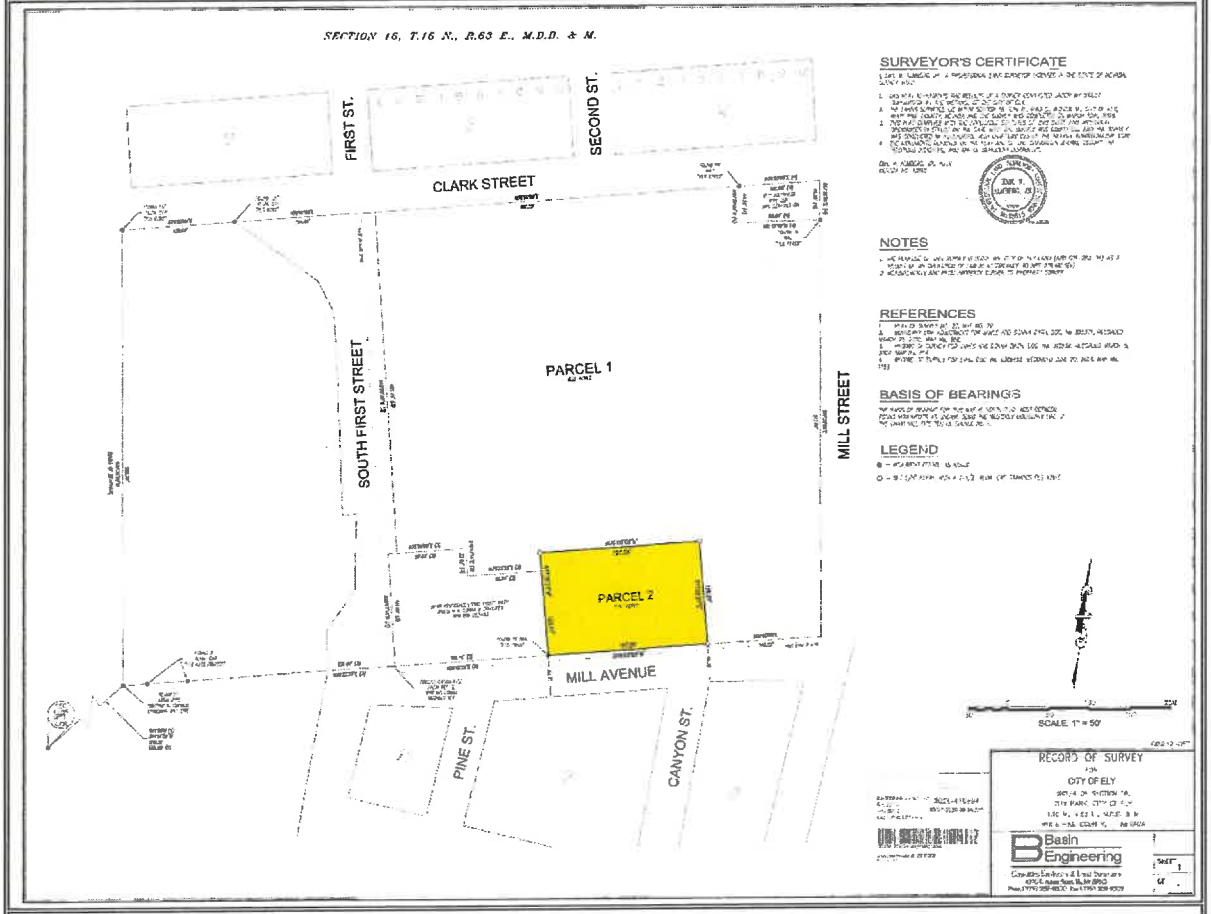


SUBJECT FILLED IN YELLOW

SUBJECT LAND AREA SUMMARY

Property ID	Land Acreage	Land Square Feet
A.P.N. 001-283-07	0.5745± Acres	25,026± Square Feet

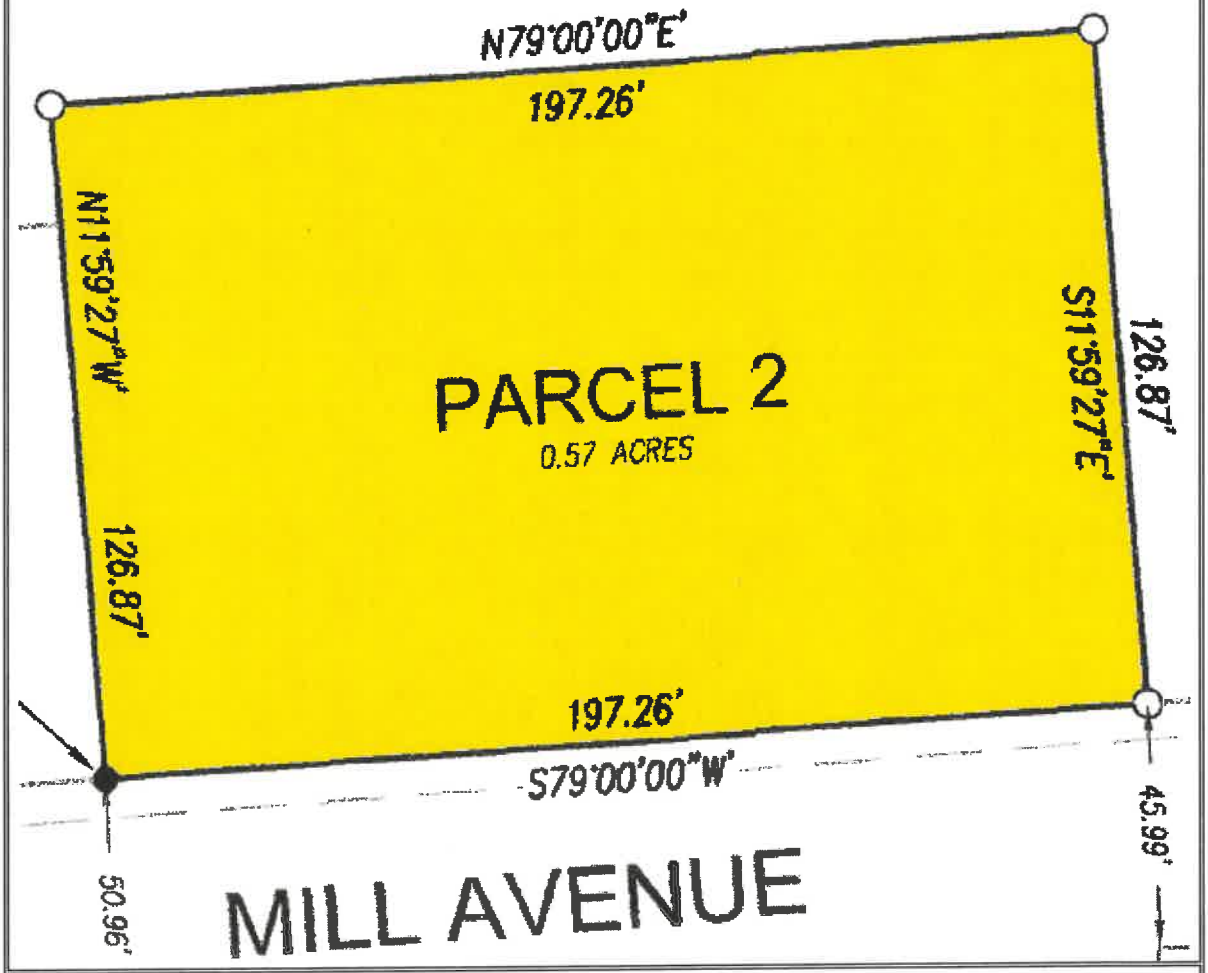
SUBJECT RECORDED RECORD OF SURVEY MAP



SUBJECT FILLED IN YELLOW

Map Number	Document #	Recording Date	Subject Parcel ID
1380	2026-410994	March 27, 2026	Parcel 2

SUBJECT RECORDED RECORD OF SURVEY MAP (ENLARGED)



SUBJECT FILLED IN YELLOW

Map Number	Document #	Recording Date	Subject Parcel ID
1380	2026-410994	March 27, 2026	Parcel 2

PROPERTY IDENTIFICATION AND SITE DESCRIPTION

PROPERTY SUMMARY	
Property Name	Ely Armory Building
Property Type	Armory Building with Office Areas & Former Gym
Property Address	545 Mill Street, White Pine County, Nevada
General Location	The North Side of Mill Avenue, North of the North Terminus of Canyon Street, Ely, White Pine County, Nevada
Owner of Record	The City of Ely
Assessor's Parcel Number	001-283-07
Land Area	0.5745± Acres (25,026± Square Feet)
Improvements	10,668± Square Foot Armory Building Constructed in 1959
Ely Zoning Designation	R-2-50 (Medium to High Density Residential)

LEGAL DESCRIPTION

LEGAL DESCRIPTION PREPARED BY:

Emil (B.J.) W. Almberg Jr., P.E. / P.L.S.
Basin Engineering Corp.
1070 E. Aultman St.
Ely, NV 89301

EXHIBIT "A"

City of Ely
Armory Building Property
April 10, 2026

Parcel 2, as the same is shown and delineated upon that certain map or plat entitled " Record of Survey for City of Ely SW1/4 of Section 16, City Park, City of Ely, T. 16 N., R. 63 E., M.D.B.&M.", on file and of record in the office of the County Recorder of White Pine County, State of Nevada, as Document No. 2026-410994, Map No. 1380, recorded March 27, 2026, containing 0.57 acres, more or less.

SITE DIMENSIONS & FRONTAGES		
Property Line	**Feet of Frontage**	**Fronts Along**
Northerly	197.26± Feet	A.P.N. 001-283-06
Easterly	126.87± Feet	A.P.N. 001-283-06
Southerly	197.26± Feet	Mill Avenue
Westerly	126.87± Feet	A.P.N.s 001-283-03 & 06

UTILITIES & PUBLIC SERVICES		
Utility Service	**Provider**	**Availability**
Electricity	NV Energy	On-Site
Gas Service	Suburban Propane	On-Site
Water	Ely Municipal Water Department	On-Site
Sewer	City of Ely	On-Site
Solid Waste Disposal	Ely Disposal Service	Service Available
Internet	Various Providers	Reasonably Available
The subject property is currently improved, and therefore utility services have been installed onto the site.		

SUBJECT PROPERTY ROADWAY FRONTAGES & ACCESS	
Roadway Frontages	**Roads Providing Access**
Mill Avenue	Mill Avenue to Parking Area

The subject property is generally located on the north side of the north side of Mill Avenue, north of the north terminus of Canyon Street in Ely, White Pine County, Nevada. The subject parcel has 197.26± feet of frontage on Mill Avenue along its southerly border. There is a curb cut located at the southwest corner of the subject site which provides ingress and egress to and from Mill Avenue. The subject parking lot is located toward the northwest portion of the site. The photography below depicts the location of the curb cut providing access to the subject's parking area.

FRONTAGE & ACCESS PHOTO (FACING NORTHEAST)



MAIN ACCESS POINT INTO PARKING AREA DEPICTED BY YELLOW ARROW

SUBJECT ZONING DATA

City of Ely Zoning Designation	R-2-50 (Medium to High Density Residential)

ELY ZONING MAP

Parcel Number	00128307
Site Address	
Owner Address	501 MILL STREET ELY, NV 89301-
Subdivision	CITY OF ELY
Land Use Code	400
Acreage	0.57
Total Square Feet	0
Zoning	
Zones	R-2-50



R-2-50 ZONING DATA PURPOSE

12-4C-1: PURPOSE:

To provide appropriate locations where medium to high density residential neighborhoods on lots of not less than five thousand (5,000) square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semipublic uses, such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to medium to high density residential neighborhoods. Lots created prior to August 25, 1986, that are smaller than five thousand (5,000) square feet shall be deemed to be conforming R-2-50 lots for the purposes of this section. (Ord. 410, 8-25-1986; amd. Ord. 668, 6-12-2014)

R-2-50 ZONING LOT & SETBACK REQUIREMENTS

12-4C-3: MINIMUM LOT AREA, WIDTH, YARD AND MAXIMUM HEIGHT REGULATIONS:

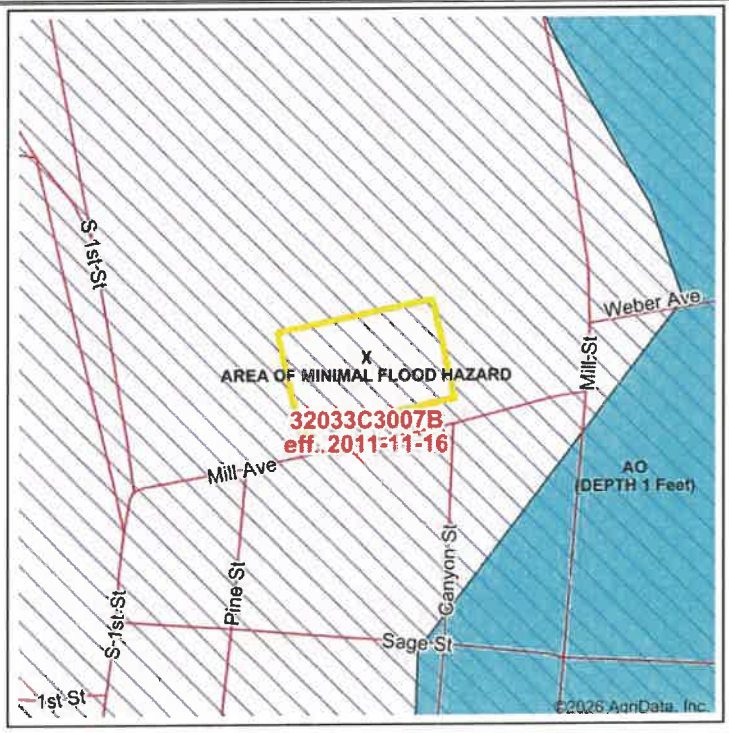
	R-2-50
	R-2-50
Area	5,000 sq. ft.
Width	50 ft.
Yard, front	20 ft.
Yard, side	5 ft. one side
	10 ft. second side
Yard, corner exterior side	15 ft.
Yard, rear	25 ft.
Maximum height	2 stories or 35 ft.

R-2-50 ZONING ALLOWED USES

P = Permitted use
S = Special use
N = Not permitted

	R-2-50
	R-2-50
Accessory buildings and uses	P
Dwelling, one-family	P
Dwelling, two-family	P
Church	S
Commercial power generating and transmission facilities necessary for public use	S
Gardening: berry and tree crops, greenhouse for propagation and culture as incidental to residential use only	P
Home occupation	P
Nursery school and day nursery	S
Public, quasi-public buildings and uses, parks and recreation areas; public utility facilities	S
Public utilities and communications buildings/substations necessary for public use	S
Public utilities and communications rights of way necessary for public service	S
Signs over 25 square feet	S
Single-family dwellings on individual lots not less than 35 feet in width and 100 feet in depth, on adjacent side yard on each such lot may be eliminated	S
Other uses commission deems to be similar	S

FLOOD ZONE DESIGNATION DATA (SOURCE: FEMA)





Map Center: 39° 14' 44.64, -114° 53' 44.01
State: NV Acres: 0.58
County: White Pine Date: 7/14/2026
Location: 16-16N-63E
Township: Ely

Maps Provided By surety
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N W E S

Name	Number	County	NFIP Participation	Acres	Percent
CITY OF ELY	320023	White Pine	Regular	0.58	100%
			Total	0.58	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	0.58	100%
		Total	0.58	100%

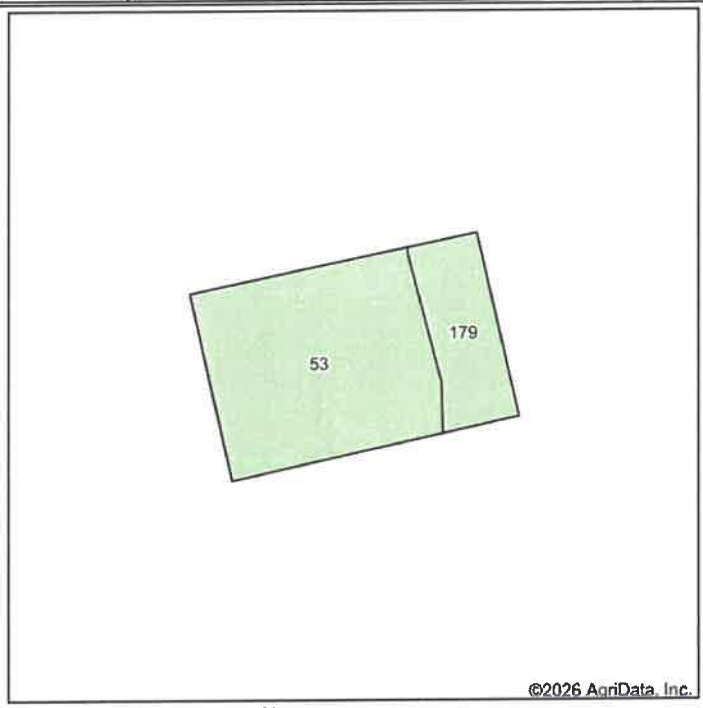
Panel	Effective Date	Acres	Percent
32033C3007B	11/16/2011	0.58	100%
	Total	0.58	100%

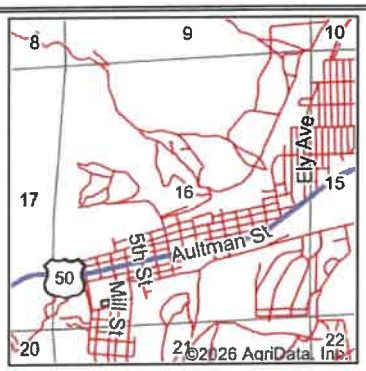
Map Source	Map #	Effective Date	Flood Zone
FEMA	32033C3007B	11/16/2011	Zone "X" (Unshaded)

ZONE	DESCRIPTION
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

SUBJECT PARCEL SOILS CHARACTERISTICS

A survey of the soils on the subject parcel has not been provided to us. A map depicting soils on the subject property, as provided by the United States Department of Agriculture (USDA), is set forth below, which is followed by a chart summarizing the subject's soil type, as provided by the USDA.





State: **Nevada**
County: **White Pine**
Location: **16-16N-63E**
Township: **Ely**
Acres: **0.58**
Date: **7/14/2026**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2026 www.AgriDataInc.com

N W S

Soils data provided by USDA and NRCS.

Area Symbol: NV780, Soil Area Version: 20			
Code	Soil Description	Acres	Percent of field
53	Palinor-Urmafot association	0.44	75.9%
179	Tulase-Pern association	0.14	24.1%

SUBJECT PROPERTY TOPOGRAPHY CHARACTERISTICS

The entire subject property has been graded and developed, as a result the site has level to gently topography that is at grade with Mill Avenue. Mill Avenue slopes down to the east in the vicinity of the subject building, and the sidewalks in front of the subject building also slope down to the east along Mill Avenue. Overall, the subject property is considered to have good topography for development and appears to provide good drainage.

SEISMIC ZONE
The subject is in an area which has several local faults and where there is a relatively strong probability of moderate to strong seismic activity. A search of the U.S. Quaternary Faults through the USGS did not show any faults crossing the subject property. Typical building codes require special construction techniques because of earthquake hazards. Additionally, a structural engineer typically reviews plans for residential and commercial buildings to assess earthquake hazards. As a result, for the purposes of this analysis, it is assumed that the subject parcel is not impacted by earthquake hazards to a greater degree than is typical for the area.

ENVIRONMENTAL & HAZARDOUS MATERIALS
My standard on-site inspection of the subject property did not reveal any readily apparent evidence suggesting the presence of contaminants or hazardous waste on any portion of the subject site. As I have not been provided with an Environmental Assessment on the site, this appraisal report assumes that the subject property is free and clear of contamination. For the purposes of this appraisal, it is assumed that the value of the subject property is not negatively impacted by the existence of toxic materials or hazardous waste.

SUBJECT SALES HISTORY			
Subject A.P.N.	**Recorded Sales-Last 10 Years**	**Currently Under Contract**	**Currently Listed For Sale**
001-283-07	No	No	No
The subject property has not been involved in any arm's length sales transactions over the prior ten-year period from the effective date of value.			

SUBJECT PROPERTY OPPORTUNITY ZONE ANALYSIS	
A.P.N. 001-283-07	No
The subject property is not located in a designated Opportunity Zone. Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds that are dedicated to investing into Opportunity Zones designated by the chief executives of every U.S. state and territory.	

SUBJECT PROPERTY EASEMENTS & ENCUMBRANCES			
Title Report	**Title Company**	**Effective Date**	**Title Report ID**
No	N/A	N/A	N/A

Prior to issuance of this appraisal report, I was not provided with a title report on the subject property. My on-site inspection did not reveal any apparent easements or encumbrances which impact the development potential of the subject site, or the current improvements on the subject property. The subject's current improvements, which represent the highest and best use of the property, do not appear to be negatively impacted by the existence of easements or encumbrances. This appraisal assumes that the subject is not negatively impacted by easements or encumbrances.

SUBJECT ASSESSMENTS & TAXABLE VALUES

APN 001-283-07

Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	4,806	1,155,559	0	1,160,365
Pers. Exempt				0
Total	0	0	0	0

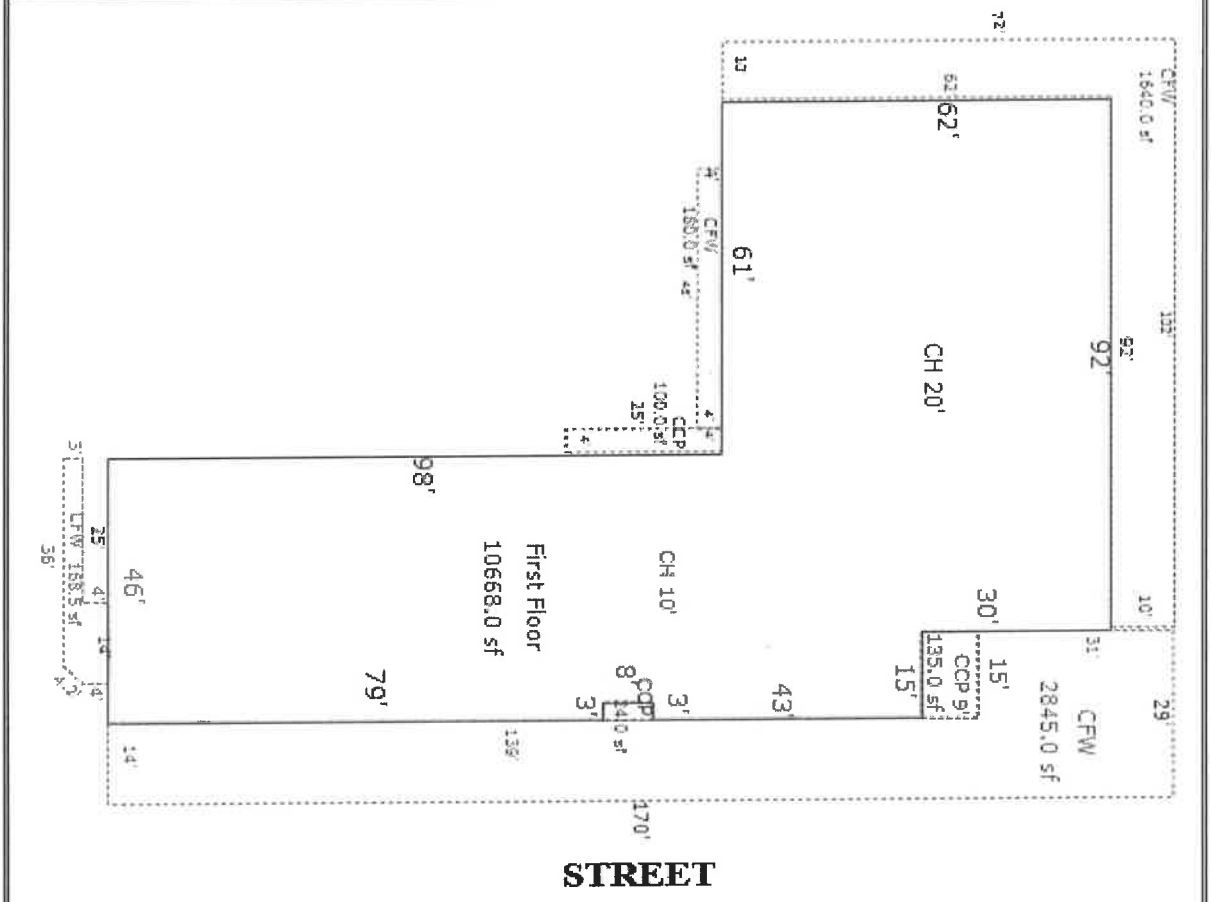
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	1,682	404,446	0	406,128
Pers. Exempt				0
Total	0	0	0	0

The taxable value of the property is based upon the Assessor's estimate of the full cash value of the site. The taxable value of the improvements is based upon the replacement cost new of the improvements which the Assessor estimates utilizing *Marshall Valuation Service,* a nationally recognized and accepted cost estimating publication. Straight line depreciation of 1.5% per year is deducted from the replacement cost new of the improvements.

REAL PROPERTY TAXES

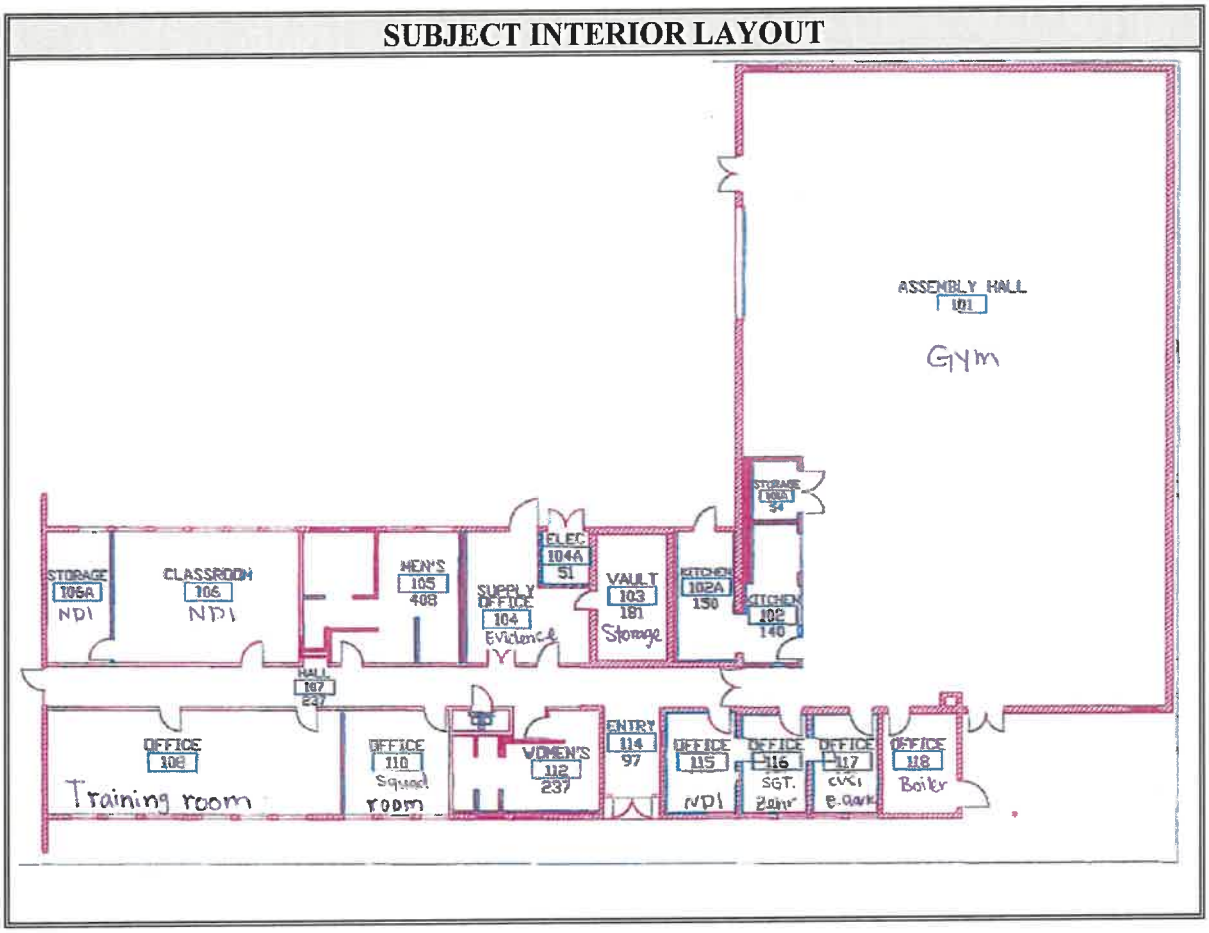
As the subject property is owned by the City of Ely, it is exempt from real property taxes.

\SUBJECT BUILDING SKETCH



SOURCE: WHITE PINE COUNTY ASSESSOR'S OFFICE
PROPERTY MEASURED BY SCOTT GRIFFIN, MAI ON JULY 8, 2026

SUBJECT INTERIOR LAYOUT



DESCRIPTION OF SUBJECT IMPROVEMENTS	
Property Name	Ely Armory Building
Primary Building Type	Armory Building with Office Areas & Former Gym
Original Year Built	1959
Number of Floors	1
Basement	No
Total Gross Building Area	10,668± Square Feet (Based Upon Appraiser's Measurement)
Gross Land Area	0.5745± Acres (25,026± Square Feet)
Building Coverage	42.63%
Parking	Asphalt Paved Parking (Not Striped) & On-Street Parking
Tenants	Nevada Highway Patrol
Current Occupancy	100%
Current Vacancy	0%
Foundation	Concrete
Construction	Concrete Block (Gym has a Steel Beam Structure)
Construction Quality	Average
Exterior Walls	Painted Concrete Block
Roof	Flat Roof with Single-Ply Roofing System
Windows & Doors	Pedestrian Doors & One (1) Metal Roll-Up Door into Gym Area
Exterior Condition	Average for age
Interior Use	Offices, Classrooms, Restrooms with Showers, Former Gym, Storage, Kitchen
Interior Finishes	Fair to Average (Aged) Finishes
Interior Condition	Average (Dated but Well Maintained)
HVAC	Boiler (Heat) & Roof Mounted Units (Air Conditioning)-Forced Air
Other Improvements	Sidewalks, ADA Ramp, Chain-Link Fencing
Deferred Maintenance	Parking Areas have Cracking; Exterior Peeling Paint

The subject property is improved with the Ely Armor Building, a concrete block structure (gymnasium has steel beam structure) that was built in 1959 that is currently leased and occupied by the State of Nevada (Highway Patrol). The building is L-shaped and contains a total gross building area of 10,668± square feet. The exterior of the building has painted concrete block walls (some areas with peeling paint), and a flat built-up roof with a single-ply membrane which houses the air handling units. The building sits on the north side of Mill Avenue, and includes a lobby, office areas, classrooms, restrooms with shower facilities, a kitchen, gymnasium, storage areas, and interior hallways. Floor finishes in the hallways, gymnasium, some office areas, and common areas are mostly vinyl tiles, while some office areas have carpeting. The boiler room and some other areas have concrete floors. The inside of the exterior walls are painted concrete block, while interior walls are painted sheetrock. The office and hallway areas have drop-down acoustical tile ceilings. The main office areas have 10-foot ceilings, while the gymnasium has 20-foot ceilings. The gymnasium has a single roll-up drive-thru door for vehicular access. There is a commercial kitchen adjacent to the gymnasium, and the restrooms in the building include showers. One of the offices houses a vault. The exterior includes an unstriped asphalt paved parking lot which has cracking and needs resealing. Other exterior improvements include concrete sidewalks and curbing, chain-link fencing, and railings. As of the date of inspection, the exterior of the building was in average condition for its age, although deferred maintenance items of cracking asphalt in the parking areas and peeling exterior paint were noted. The interior of the building was in average condition, although the interior finishes are generally aged.

HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined in the 8th Edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2026) as:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions, as defined in *Olson vs. United States 292 U.S. 246*)

HIGHEST AND BEST USE AS THOUGH VACANT

Physically Possible-As Vacant

In determining the physically possible uses of the subject parcel, its location and physical characteristics must be considered. The subject building is located on a 0.57± acre rectangular lot. The subject parcel has level to gently sloping topography and sits on the north side of Mill Avenue in Ely, Nevada. The site has utilities available.

The subject site has good physical characteristics for development, including adequate size, shape, access, and availability of utilities. There do not appear to be any physical constraints to development of the site.

Legally Permissible-As Vacant

According to the City of Ely, the subject is zoned R-2-50 (Medium to High Density Residential). The R-2-50 zoning district was created to provide appropriate locations where medium to high density residential neighborhoods on lots of not less than five thousand (5,000) square feet may be established, maintained and protected. The regulations also permit the establishment of, with proper controls, the public and semipublic uses, such as churches, schools, libraries, parks and playgrounds, etc., which serve the requirements of families. The regulations are intended to prohibit those uses that would be harmful to medium to high density residential neighborhoods.

Overall, the subject site's legally permissible uses include a wide variety of residential uses, along with some public and semipublic uses. The subject's location within an established residential neighborhood, adjacent to the Ely City Park, is a desirable location for residential

development. The subject's current use, which is a public use, is considered a conforming use of the site based upon the underlying zoning designation.

Financially Feasible/Maximally Productive-As Vacant

The highest and best use of the subject site must be financially feasible. To be financially feasible, there must be adequate demand to support the highest and best use of the subject property. To be maximally productive, the highest and best use must be the most intense utilization for which the subject site can be developed.

Based upon the subject's location, underlying zoning, and economic conditions in the Ely area, development of the subject site with a residential use would be the most feasible use of the property. Based upon zoning requirements, the minimum lot area for residential development would be 5,000 square feet per lot; based upon the subject's 25,026± square feet of land area, the site could be developed with up to five residential units.

Overall, the highest and best use of the subject site, if vacant, would be for residential development once demand warranted, with a maximally productive use of up to five residential lots.

HIGHEST AND BEST USE AS IMPROVED

The next step in the highest and best use analysis is to consider the subject property as improved. The subject property is improved with the Ely Armor Building, a concrete block structure (gymnasium has steel beam structure) that was built in 1959 that is currently leased and occupied by the State of Nevada (Highway Patrol). A full description of the improvements is set forth in a prior section of this report.

The physically possible uses of the current improvements include its current use, as well as other similar uses. The building is improved with various office areas, a large gymnasium area with vehicular access which can be utilized as a storage area, a kitchen, restrooms, classrooms, and storage areas. Based upon the subject's underlying zoning, the potential use may be limited to a public or semipublic use.

The subject property, as currently improved, has a higher value than the underlying land of the site, less demolition of the existing improvements. Therefore, the current improvements are felt to represent the highest and best use of the property. It is my opinion that no significant changes to the existing improvements would be necessary, other than the repair of minor deferred maintenance issues which include cracking asphalt parking areas and some areas of peeling exterior paint. The improvements provide a functional design for a variety of potential users which require office space with some warehouse storage areas.

Due to the size of the subject building and its current layout and use, it is my opinion that the most probable user of the building would be an owner-user, as opposed to a multi-tenant use.

INTRODUCTION TO VALUATION ANALYSIS

There are three approaches to value an appraiser generally must consider in estimating the value of a property. These approaches include the Cost Approach, the Income Approach and the Direct Sales Comparison Approach.

Valuation Techniques

Within the local and regional market, buyers and sellers of properties like the subject do not typically rely on a Cost Approach to Value. The subject improvements were constructed in 1906, and therefore utilizing a Cost Approach to value the property is not considered a supportable valuation technique due to the subjectivity in determining depreciation. Additionally, the property is encumbered by deed restrictions which limit the use of the improvements. Therefore, a Cost Approach to Value has not been utilized in the valuation of the subject property

The Income Approach to Value is based upon the principle that value is created by the anticipation of future benefits. Within the Ely market, there is limited demand from tenants for leasing space like the subject, particularly due to the large size of the subject improvements and the specialized nature of the building, which includes extensive older office areas, a commercial kitchen, restrooms with shower facilities, and a gymnasium. Specialized properties like the subject are often not operated for profit-making purposes, and therefore determining a market lease rate for the property does not consider the allowed uses of the building. Most properties like the subject are either owner occupied, often by governmental agencies or other public users. Therefore, it is my opinion that an Income Approach to Value is not applicable in the valuation of the subject property.

The Sales Comparison Approach is based upon the principle of substitution, which holds that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability. Based upon the older age of improvements on the subject property, the property's location in Ely, Nevada, and with consideration given to the deed restrictions encumbering the property, it is my opinion that the Sales Comparison Approach is the best valuation technique to utilize in the valuation of the subject property. Therefore, the Sales Comparison Approach to Value will be the only approach utilized in the valuation of the subject property. In this approach, the Sales Comparison Approach will be completed utilizing a price per square foot analysis, which is typically utilized in the local and regional market for properties like the subject property.

SALES COMPARISON APPROACH TO VALUE

To arrive at the Market Value of the subject property, the Sales Comparison Approach to Value has been utilized. In completing the Sales Comparison Approach to Value, the Official Records of White Pine County and other counties in Nevada were searched for sales of similar properties. In addition, I have interviewed numerous realtors and brokers in the market and have researched other providers of real estate data in the market including *CoStar*, *Multiple Listing Service* and *Loopnet*.

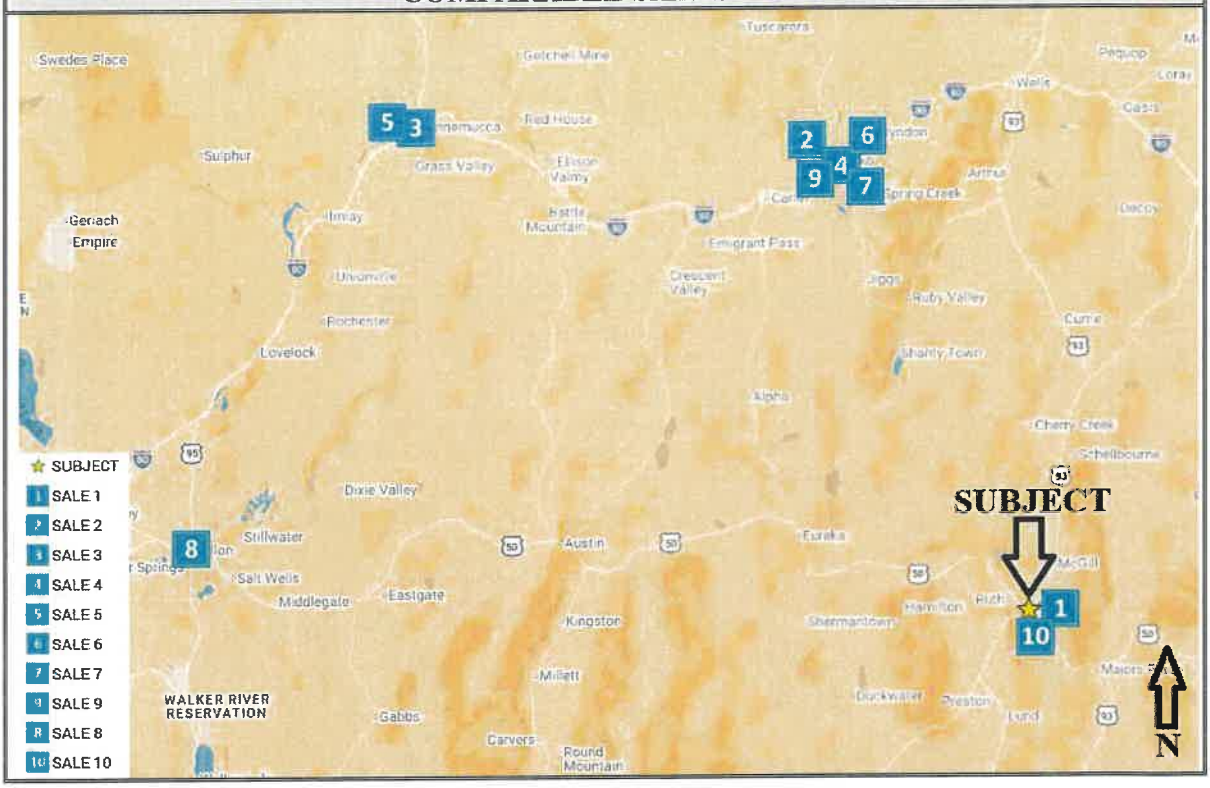
Selection of Sales

In researching sales which were considered comparable and/or competitive to the subject property, emphasis was placed on similar buildings. I have researched sales data throughout northern Nevada. Set out on the following page are building sales considered to be most indicative of the market value of the subject property. Following the comparable buildings sales chart and map is a profile sheet, photograph and a brief description of each of the sale properties. The sales will be compared to the subject on a sale price per gross building area basis, which is the most used methodology for similar buildings in the market.

COMPARABLE SALES CHART

Sale ID	Property Type	Address	City/Town	State	Building Area	Year Built	Sale Date	Sale Price	Sale Price/SF
1	Office/Veterinary	178 North Avenue F	Ely	NV	4,075 SF	1988	04/01/2022	$330,000	$80.98
2	Retail/Office/Warehouse	185 10th Street	Elko	NV	5,472 SF	1961	11/16/2022	$600,000	$109.65
3	Retail/Office/Warehouse	405 West Fourth Street	Winnemucca	NV	5,464 SF	1987	11/27/2023	$625,000	$114.39
4	Office/Warehouse	111 West Front Street	Elko	NV	12,920 SF	1983	11/25/2024	$1,400,000	$108.36
5	Retail/Warehouse	681 West Sixth Street	Winnemucca	NV	7,218 SF	1999	03/18/2025	$450,000	$62.34
6	Shop/Retail	2640 Ruby Vista Drive	Elko	NV	5,869 SF	2009	04/04/2025	$990,000	$168.68
7	Office/Warehouse	118 2nd Street	Elko	NV	11,433 SF	1985	04/23/2025	$1,600,000	$139.95
8	Office	185 North Maine Street	Fallon	NV	5,100 SF	1978	10/15/2025	$400,000	$78.43
9	Office/Warehouse	106 West Front Street	Elko	NV	7,200 SF	1987	02/12/2026	$900,000	$125.00
10	Warehouse/Shop	1500 Avenue D	Ely	NV	9,600 SF	1971	03/06/2026	$465,000	$48.44
				LOW	**4,075 SF**	**1961**	**04/01/2022**	**$330,000**	**$48.44**
				HIGH	**12,920 SF**	**2009**	**03/06/2026**	**$1,600,000**	**$168.68**
				AVERAGE	**7,435 SF**	**1985**	**10/11/2024**	**$776,000**	**$103.62**
				MEDIAN	**6,535 SF**	**1986**	**03/26/2025**	**$612,500**	**$109.00**
Subject	**Ely Armory Building**	**545 Mill Street**	**Ely**	**NV**	**10,668 SF**	**1959**	**07/08/2026**	**N/A**	**N/A**

COMPARABLE SALES MAP



COMPARABLE BUILDING SALE PROFILES
SALE 1



Property ID:	Steptoe Veterinary Serv.	**City:**	Ely
Address:	178 North Ave. F Ext.	**County:**	White Pine
A.P.N.:	010-470-37	**State:**	Nevada
Year Built:	2002	**Parcel Size:**	2.31± Acres
Building Type:	Office/Veterinary	**Building Coverage:**	4.05%
Construction:	Metal	**Ceiling Height:**	10 Feet
Quality:	Average	**% Office:**	50%
Condition:	Average+	**Dock/Drive-In Doors:**	0/0
Building Area:	4,075± Square Feet	**Fenced Yard:**	Partial
Recording Date:	04/01/2022	**Grantor:**	Patti Jackson, Trustee, et al.
Sale Price:	$330,000	**Grantee:**	Clinton & Whitley Henriod
Document #:	2022-392023	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$1,287.00	**Conditions of Sale:**	None Noted
Price/Square Foot:	$80.98	**Verified By:**	Public Records
Income Based On:	N/A	**NOI Per SF:**	N/A
Effective Gross Income:	N/A	**E.G.I.M.:**	N/A
Expenses:	N/A	**Expense Percentage:**	N/A
Net Operating Income:	N/A	**Overall Cap Rate:**	N/A

This is the April 2022 sale of a 4,075± square foot office building which had previously been occupied by the Nevada Department of Motor Vehicles but was purchased for owner-occupancy for the Steptoe Veterinary Services group. The building has metal construction, and is reportedly approximately 50% office and 50% veterinary.

COMPARABLE BUILDING SALE PROFILE
SALE 2



Property ID:	Ruby Mountain Pawn	**City:**	Elko
Address:	185 10th Street	**County:**	Elko
A.P.N.:	001-364-004	**State:**	Nevada
Year Built:	1961	**Parcel Size:**	0.172± Acres
Building Type:	Retail/Office/Warehouse	**Building Coverage:**	73.03%
Construction:	Concrete Block	**Ceiling Height:**	12 Feet
Quality:	Average	**% Office:**	N/A
Condition:	Average	**Dock/Drive-In Doors:**	0/1
Building Area:	5,472± Square Feet	**Fenced Yard:**	None
Recording Date:	11/16/2022	**Grantor:**	Ruby Mountain Pawn
Sale Price:	$600,000	**Grantee:**	Silver Street Holdings 185, LLC
Document #:	813212	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$2,340.00	**Conditions of Sale:**	None Noted
Price/Square Foot:	$109.65	**Verified By:**	MLS # 3622117; Realtor
Income Based On:	N/A	**NOI Per SF:**	N/A
Effective Gross Income:	N/A	**E.G.I.M.:**	N/A
Expenses:	N/A	**Expense Percentage:**	N/A
Net Operating Income:	N/A	**Overall Cap Rate:**	N/A

This is the November 2022 sale of the former Ruby Mountain Pawn building located at 185 10th Street in Elko, Nevada. The building had been owned and occupied by Ruby Mountain Pawn and was purchased and is now occupied by The Clean Team. This building has a large showroom style retail space, a separate office, warehouse space, and kitchenette. The building was reportedly in average condition on the date of sale.

COMPARABLE BUILDING SALE PROFILE
SALE 3



Property ID:	Humboldt Print & Mail	**City:**	Winnemucca
Address:	405 West Fourth Street	**County:**	Humboldt
A.P.N.:	15-0411-03	**State:**	Nevada
Year Built:	1987	**Parcel Size:**	0.25± Acres
Building Type:	Retail/Office/Warehouse	**Building Coverage:**	58.99%
Construction:	Wood Frame/Metal	**Ceiling Height:**	12 Feet
Quality:	Average	**% Office:**	N/A
Condition:	Average	**Dock/Drive-In Doors:**	0/0
Building Area:	5,464± Square Feet	**Fenced Yard:**	None
Recording Date:	11/27/2023	**Grantor:**	Hooch Pooch LLC
Sale Price:	$625,000	**Grantee:**	GM Hollmanworks LLC
Document #:	2023-04846	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$2,474.50	**Conditions of Sale:**	None Noted
Price/Square Foot:	$114.39	**Verified By:**	Public Records; Listing Package
Income Based On:	N/A	**NOI Per SF:**	N/A
Effective Gross Income:	N/A	**E.G.I.M.:**	N/A
Expenses:	N/A	**Expense Percentage:**	N/A
Net Operating Income:	N/A	**Overall Cap Rate:**	N/A

This is the November 2023 sale of a 5,464± square foot retail/warehouse building located at 405 West Fourth Street in Winnemucca, Nevada. The building included several office areas, reception area, meeting room, and work area on the main floor, along with a storage basement. There is an asphalt paved parking area in the front of the building. The property was originally listed in September 2020 for $1,200,000, and the asking price was reduced to $590,000 in January of 2022. The property was taken off the market, and then subsequently sold for $625,000 in November 2023.

COMPARABLE BUILDING SALE PROFILE
SALE 4



Property ID:	Citizens Telecommunications	**City:**	Elko
Address:	111 West Front Street	**County:**	Elko
A.P.N.:	001-710-029	**State:**	Nevada
Year Built:	1983	**Parcel Size:**	2.12± Acres
Building Type:	Office/Warehouse	**Building Coverage:**	13.99%
Construction:	Metal	**Ceiling Height:**	16 Feet
Quality:	Average	**% Office:**	N/A
Condition:	Average	**Dock/Drive-In Doors:**	0/1
Building Area:	12,920± Square Feet	**Fenced Yard:**	Partial
Recording Date:	11/25/2024	**Grantor:**	Citizens Telecommunications Company of NV
Sale Price:	$1,400,000	**Grantee:**	Food Bank of Northern NV, Inc
Document #:	843698	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$5,460.00	**Conditions of Sale:**	None Noted
Price/Square Foot:	$108.36	**Verified By:**	Public Records; MLS #3625629
Income Based On:	N/A	**NOI Per SF:**	N/A
Effective Gross Income:	N/A	**E.G.I.M.:**	N/A
Expenses:	N/A	**Expense Percentage:**	N/A
Net Operating Income:	N/A	**Overall Cap Rate:**	N/A

This is the November 2024 sale of the former Citizens Telecommunications building located at 111 West Front Street in Elko, Nevada. The property was purchased by the Food Bank of Northern Nevada. The building contains 12,920± square feet (according to listing package) and is located on a 2.12± acre lot. The building includes significant office space, reception area, meeting and conference areas, a warehouse, and the outside has some covered parking. The building was in average condition, but the site did have extensive cracking on the asphalt paved parking areas. The warehouse has a single roll-up door.

COMPARABLE BUILDING SALE PROFILE
SALE 5



Property ID:	Frugal Flamingo	**City:**	Winnemucca
Address:	681 West Sixth Street	**County:**	Humboldt
A.P.N.:	15-0388-13	**State:**	Nevada
Year Built:	1999	**Parcel Size:**	0.66± Acres
Building Type:	Retail/Warehouse	**Building Coverage:**	25.11%
Construction:	Block & Metal	**Ceiling Height:**	24 Feet
Quality:	Average	**% Office:**	N/A
Condition:	Average	**Dock/Drive-In Doors:**	0/1
Building Area:	7,218± Square Feet	**Fenced Yard:**	None
Recording Date:	03/18/2025	**Grantor:**	Gary I. Sweeney, Trustee
Sale Price:	$450,000	**Grantee:**	Humboldt Volunteer Hospice
Document #:	2025-01255	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$1,792.00	**Conditions of Sale:**	Seller Motivation
Price/Square Foot:	$62.34	**Verified By:**	Buyer's Representative
Income Based On:	N/A	**NOI Per SF:**	N/A
Effective Gross Income:	N/A	**E.G.I.M.:**	N/A
Expenses:	N/A	**Expense Percentage:**	N/A
Net Operating Income:	N/A	**Overall Cap Rate:**	N/A

This is the March 2025 sale of a 7,218± square foot retail/warehouse building located at 681 West Sixth Street in Winnemucca, Nevada. The property was purchased by the Humboldt Volunteer Hospice, which operates a hospice facility and a retail facility out of the building. The property sits below grade from an adjacent overpass. The property has an asphalt paved parking area, and the building has one roll-up door accessing the parking area. The seller in this transaction reportedly was willing to sell the property at a discount for the user.

COMPARABLE BUILDING SALE PROFILE
SALE 6



Property ID:	Industrial Building	**City:**	Elko
Address:	2640 Ruby Vista Drive	**County:**	Elko
A.P.N.:	001-564-031	**State:**	Nevada
Year Built:	2009	**Parcel Size:**	0.86± Acres
Building Type:	Shop/Retail	**Building Coverage:**	15.67%
Construction:	Metal	**Ceiling Height:**	12 Feet
Quality:	Average	**% Office:**	47%
Condition:	Average	**Dock/Drive-In Doors:**	0/2
Building Area:	5,869± Square Feet	**Fenced Yard:**	No
Recording Date:	04/04/2025	**Grantor:**	Gold Rush Real Estate, LLC
Sale Price:	$990,000	**Grantee:**	DJO Properties, LLC
Document #:	848176	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$3,861.00	**Conditions of Sale:**	None Noted
Price/Square Foot:	$168.68	**Verified By:**	Sierra Petersen-Broker
Income Based On:	N/A	**NOI Per SF:**	N/A
Effective Gross Income:	N/A	**E.G.I.M.:**	N/A
Expenses:	N/A	**Expense Percentage:**	N/A
Net Operating Income:	N/A	**Overall Cap Rate:**	N/A

This is the April 2025 sale of a building which was previously occupied by Harley Davidson in Elko, Nevada. The building is a metal structure with a 2,732± square foot retail space and a 3,137± square foot warehouse which was utilized as a service garage. The property includes a large asphalt paved parking area, and the property is accessed from Ruby Vista Drive.

COMPARABLE BUILDING SALE PROFILE
SALE 7



Property ID:	Industrial Building	**City:**	Elko
Address:	118 2nd Street	**County:**	Elko
A.P.N.:	001-334-006	**State:**	Nevada
Year Built:	1985	**Parcel Size:**	0.23± Acres
Building Type:	Office/Warehouse	**Building Coverage:**	100%
Construction:	Concrete Block	**Ceiling Height:**	10-18 Feet
Quality:	Average	**% Office:**	Approximately 20%
Condition:	Fair to Average	**Dock/Drive-In Doors:**	0/2
Building Area:	11,433± Square Feet	**Fenced Yard:**	No
Recording Date:	04/23/2025	**Grantor:**	2nd Silver, LLC
Sale Price:	$1,600,000	**Grantee:**	975 5th Street Building, LLC
Document #:	848693	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$6,240.00	**Conditions of Sale:**	None Noted
Price/Square Foot:	$139.95	**Verified By:**	Sierra Petersen-Broker
Income Based On:	N/A	**NOI Per SF:**	N/A
Effective Gross Income:	N/A	**E.G.I.M.:**	N/A
Expenses:	N/A	**Expense Percentage:**	N/A
Net Operating Income:	N/A	**Overall Cap Rate:**	N/A

This is the April 2025 sale of an 11,433± square foot office/warehouse building located on 2nd Street in Elko, Nevada. The building was divided into three separate tenant spaces at the time of sale. The office areas have 10-foot ceilings, while the warehouse areas have 18-foot ceilings. The three suite sizes at the time of sale were 792± square feet, 4,026± square feet, and 6,615± square feet. The largest suite was reportedly leased for three years in 2023 with a beginning lease rate of $5,500 per month, or $0.83 per square foot per month. The second largest space was reportedly leased for three years in 2026 for $1.49 per square foot, or $6,000 per month.

COMPARABLE BUILDING SALE PROFILE
SALE 8



Property ID:	Systems Consultants	**City:**	Fallon
Address:	185 North Maine Street	**County:**	Churchill
A.P.N.:	001-134-17, 18, 19, 20	**State:**	Nevada
Year Built:	1978/2000	**Parcel Size:**	0.63± Acres
Building Type:	Office	**Building Coverage:**	18.58%
Construction:	Block	**Ceiling Height:**	12 Feet
Quality:	Average	**% Office:**	100%
Condition:	Fair-Average	**Dock/Drive-In Doors:**	0/0
Building Area:	5,100± Square Feet	**Fenced Yard:**	None
Recording Date:	10/15/2025	**Grantor:**	Penny G. Sefton
Sale Price:	$400,000	**Grantee:**	Fallon Tribal Development Co.
Document #:	516455	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$0.00	**Conditions of Sale:**	None Noted
Price/Square Foot:	$78.43	**Verified By:**	MLS #25005395
Income Based On:	N/A	**NOI Per SF:**	N/A
Effective Gross Income:	N/A	**E.G.I.M.:**	N/A
Expenses:	N/A	**Expense Percentage:**	N/A
Net Operating Income:	N/A	**Overall Cap Rate:**	N/A

This is the October 2025 sale of the former Systems Consultants building located at 185 North Maine Street in Fallon, Nevada. The property features seven office rooms, a conference room, storage rooms, break rooms, two restrooms and a large open space in the middle. The HVAC system was newer, and the roof had been resurfaced within the last few years. The building is backed up by a primary 185KW diesel generator and a secondary 40KW natural gas generator. The property included four total lots. The property was occupied at the time of sale but purchased for owner occupancy by the Fallon Tribe.

COMPARABLE BUILDING SALE PROFILE
SALE 9



Property ID:	Office/Warehouse	**City:**	Elko
Address:	106 West Front Street	**County:**	Elko
A.P.N.:	001-710-057	**State:**	Nevada
Year Built:	1987	**Parcel Size:**	0.53± Acres
Building Type:	Office/Warehouse	**Building Coverage:**	31.19%
Construction:	Metal	**Ceiling Height:**	12 Feet
Quality:	Average	**% Office:**	70%
Condition:	Average	**Dock/Drive-In Doors:**	0/2
Building Area:	7,200± Square Feet	**Fenced Yard:**	Partial
Recording Date:	02/12/2026	**Grantor:**	DHI Kings Garden Associates LP
Sale Price:	$900,000	**Grantee:**	Summit Sage Holdings, LLC
Document #:	860675	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$3,510.00	**Conditions of Sale:**	None Noted
Price/Square Foot:	$125.00	**Verified By:**	Sierra Petersen-Broker
Income Based On:	N/A	**NOI Per SF:**	N/A
Effective Gross Income:	N/A	**E.G.I.M.:**	N/A
Expenses:	N/A	**Expense Percentage:**	N/A
Net Operating Income:	N/A	**Overall Cap Rate:**	N/A

This is the February 2026 sale of a 7,200± square foot building located on West Front Street in Elko, Nevada. The building features two 10-foot roll-up doors, 12-foot ceilings, and a 720± square foot detached storage area. The site has 19 on-site parking spaces which are accessible from West Front Street.

COMPARABLE BUILDING SALE PROFILES
SALE 10



Property ID:	Wheeler Machinery Co.	**City:**	Ely
Address:	1500 Avenue D	**County:**	White Pine
A.P.N.:	002-038-08	**State:**	Nevada
Year Built:	1971	**Parcel Size:**	0.8333± Acres
Building Type:	Warehouse/Shop	**Building Coverage:**	26.45%
Construction:	Metal	**Ceiling Height:**	16 Feet
Quality:	Average	**% Office:**	N/A
Condition:	Fair-Average	**Dock/Drive-In Doors:**	0/2
Building Area:	9,600± SF	**Fenced Yard:**	Partial
Recording Date:	03/06/2026	**Grantor:**	Mike & Dolores Lemich, Tr.
Sale Price:	$465,000	**Grantee:**	Mako US Corp
Document #:	2026-410888	**Terms Of Sale:**	Cash to Seller
Transfer Tax:	$1,813.50	**Conditions of Sale:**	None Noted
Price/Square Foot:	$48.44	**Verified By:**	County Records

This comparable is the 2026 sale of an industrial warehouse and shop building located at 1500 Avenue D in Ely, Nevada. The building has metal construction, with two roll-up doors. The building was purchased by a mining company. The building was in fair to average condition as of the date of sale.

SALES COMPARISON APPROACH DISCUSSION

In the valuation of the subject property, 10 comparable sale properties were utilized in the Sales Comparison Approach to Value. The chart below summarizes these 10 sale properties.

COMPARABLE SALES CHART

Sale ID	Property Type	Address	City/Town	State	Building Area	Year Built	Sale Date	Sale Price	Sale Price/SF
1	Office/Veterinary	178 North Avenue F	Ely	NV	4,075 SF	1988	04/01/2022	$330,000	$80.98
2	Retail/Office/Warehouse	185 10th Street	Elko	NV	5,472 SF	1961	11/16/2022	$600,000	$109.65
3	Retail/Office/Warehouse	405 West Fourth Street	Winnemucca	NV	5,464 SF	1987	11/27/2023	$625,000	$114.39
4	Office/Warehouse	111 West Front Street	Elko	NV	12,920 SF	1983	11/25/2024	$1,400,000	$108.36
5	Retail/Warehouse	681 West Sixth Street	Winnemucca	NV	7,218 SF	1999	03/18/2025	$450,000	$62.34
6	Shop/Retail	2640 Ruby Vista Drive	Elko	NV	5,869 SF	2009	04/04/2025	$990,000	$168.68
7	Office/Warehouse	118 2nd Street	Elko	NV	11,433 SF	1985	04/23/2025	$1,600,000	$139.95
8	Office	185 North Maine Street	Fallon	NV	5,100 SF	1978	10/15/2025	$400,000	$78.43
9	Office/Warehouse	106 West Front Street	Elko	NV	7,200 SF	1987	02/12/2026	$900,000	$125.00
10	Warehouse/Shop	1500 Avenue D	Ely	NV	9,600 SF	1971	03/06/2026	$465,000	$48.44
				LOW	**4,075 SF**	**1961**	**04/01/2022**	**$330,000**	**$48.44**
				HIGH	**12,920 SF**	**2009**	**03/06/2026**	**$1,600,000**	**$168.68**
				AVERAGE	**7,435 SF**	**1985**	**10/11/2024**	**$776,000**	**$103.62**
				MEDIAN	**6,535 SF**	**1986**	**03/26/2025**	**$612,500**	**$109.00**
Subject	**Ely Armory Building**	**545 Mill Street**	**Ely**	**NV**	**10,668 SF**	**1959**	**07/08/2026**	**N/A**	**N/A**

Ideally, it would be desirable to have sufficient data available from which to conduct a paired sales analysis for each of the adjustment factors, thereby quantifying a mathematical dollar adjustment. However, there is not sufficient data available to conduct such analysis. To suggest that a paired sales comparison analysis is possible with the limited data set available, in my opinion, would be suggesting a greater degree of precision than is realistically achievable in the marketplace. Accordingly, qualitative adjustments will be made to the comparable sales for the elements of comparison. The adjustment elements considered to be inferior to the subject will be adjusted upward (+). The adjustment elements considered to be superior to the subject will be adjusted downward (–). The adjustment elements considered similar or comparable to the subject will not be adjusted (=).

The following analysis discusses the adjustments made for the various adjustment criteria, which includes property rights transferred, terms of sale, sale conditions, buyer expenditures, market conditions, zoning/legal constraints, and various physical characteristics including location, condition, use, size, building coverage, and any other characteristics requiring adjustments.

Property Rights Conveyed

In this report, I am valuing the fee simple market value of the subject property. Most of the sales involved the fee simple interest. Several of the sales were leased by tenants at the time of sale, but most were purchased for owner occupancy and only encumbered by short-term rents. Sale 7 was a multi-tenant building but was reportedly leased at market rates. Overall, no adjustments for property rights are required to the sales.

PROPERTY RIGHTS CONVEYED ADJUSTMENT SUMMARY		
Sale	**Interest Conveyed**	**Adjustment Required**
1	Fee Simple	No Adjustment Required
2	Fee Simple	No Adjustment Required
3	Fee Simple	No Adjustment Required
4	Fee Simple	No Adjustment Required
5	Fee Simple	No Adjustment Required
6	Fee Simple	No Adjustment Required
7	Leased Fee-At Market	Upward Adjustment Required
8	Fee Simple	No Adjustment Required
9	Fee Simple	No Adjustment Required
10	Fee Simple	No Adjustment Required
Subject	**Fee Simple**	=

Financing-Terms of Sale (Cash Equivalency)

All the sales involved cash to seller or cash equivalent sales terms and therefore do not require adjustments for this factor.

FINANCING TERMS ADJUSTMENT SUMMARY		
Sale	**Terms of Sale**	**Adjustment Required**
1	Cash Equivalent Terms	No Adjustment Required
2	Cash Equivalent Terms	No Adjustment Required
3	Cash Equivalent Terms	No Adjustment Required
4	Cash Equivalent Terms	No Adjustment Required
5	Cash Equivalent Terms	No Adjustment Required
6	Cash Equivalent Terms	No Adjustment Required
7	Cash Equivalent Terms	No Adjustment Required
8	Cash Equivalent Terms	No Adjustment Required
9	Cash Equivalent Terms	No Adjustment Required
10	Cash Equivalent Terms	No Adjustment Required
Subject	**Assumes Cash Equivalent Terms**	=

Conditions of Sale

Based upon our interviews with individuals knowledgeable about the comparable sales, there were no noted conditions of sale for nine of the 10 sales; therefore, no adjustments for conditions of sale are indicated. Based upon discussions with people involved in the sale of Sale 5, the seller was highly motivated to sell the property to the user because of the volunteer nature of the user, and gave the buyer a good price because of htis; therefore, this sale has been adjusted upward for seller motivation.

CONDITIONS OF SALE ADJUSTMENT SUMMARY		
Sale	**Conditions of Sale**	**Adjustment Required**
1	None Noted	No Adjustment Required
2	None Noted	No Adjustment Required
3	None Noted	No Adjustment Required
4	None Noted	No Adjustment Required
5	Seller Motivation	Large Upward Adjustment Required
6	None Noted	No Adjustment Required
7	None Noted	No Adjustment Required
8	None Noted	No Adjustment Required
9	None Noted	No Adjustment Required
10	None Noted	No Adjustment Required
Subject	**Assumes None**	=

Buyer Expenditures

Based upon a review of the sales, no buyer expenditures adjustments are necessary to the sales. Although the subject and the sale properties are older buildings with some deferred maintenance issues, they are considered typical for similar buildings with ongoing repair requirements.

BUYER EXPENDITURE ADJUSTMENT SUMMARY		
Sale	**Buyer Expenditure**	**Adjustment Required**
1	None Noted	No Adjustment Required
2	None Noted	No Adjustment Required
3	None Noted	No Adjustment Required
4	None Noted	No Adjustment Required
5	None Noted	No Adjustment Required
6	None Noted	No Adjustment Required
7	None Noted	No Adjustment Required
8	None Noted	No Adjustment Required
9	None Noted	No Adjustment Required
10	None Noted	No Adjustment Required
Subject	**Assumes None**	=

Market Conditions (Date Of Sale)

In discussions with numerous buyers, sellers, and brokers in the northern Nevada market with experience in buildings similar to the subject and sale properties, it was indicated that limited data is available to support a mathematical adjustment for market conditions for older buildings, as they often have more specialized uses and a more limited pool of willing buyers which often extend marketing times for these properties. However, it was also the consensus that the overall real estate market in northern Nevada has shown growth over the past decade, and prices for most types of real estate has generally increased over the past five-year period.

The sales utilized in this analysis occurred between 2022 and 2026. Although there is limited sales and resale data to support market condition adjustments, it is my opinion that overall market demand for real estate in northern Nevada has generally increased over the past five years. It is my opinion that upward qualitative adjustments are warranted for market conditions, particularly for the older sales which occurred between 2022 and 2024. The sales which occurred in 2025 and 2026 have not been adjusted for market conditions, as they occurred closer in time to the effective date of value and are felt to better represent current market conditions.

MARKET CONDITIONS ADJUSTMENT SUMMARY		
Sale	**Date of Sale**	**Adjustment Required**
1	04/01/2022	Upward Adjustment Required
2	11/16/2022	Upward Adjustment Required
3	11/27/2023	Upward Adjustment Required
4	11/25/2024	Upward Adjustment Required
5	03/18/2025	No Adjustment Required
6	04/04/2025	No Adjustment Required
7	04/23/2025	No Adjustment Required
8	10/15/2025	No Adjustment Required
9	02/12/2026	No Adjustment Required
10	03/06/2026	No Adjustment Required
Subject	**07/08/2026**	=

Zoning

Each of the comparable sales had zoning designations that permit the current buildings on the properties. Zoning is not felt to be a major issue on the current building improvements on the subject and sales properties.

ZONING ADJUSTMENT SUMMARY		
Sale	**Zoning/Use**	**Adjustment Required**
1	Improvements Allowed	No Adjustment Required
2	Improvements Allowed	No Adjustment Required
3	Improvements Allowed	No Adjustment Required
4	Improvements Allowed	No Adjustment Required
5	Improvements Allowed	No Adjustment Required
6	Improvements Allowed	No Adjustment Required
7	Improvements Allowed	No Adjustment Required
8	Improvements Allowed	No Adjustment Required
9	Improvements Allowed	No Adjustment Required
10	Improvements Allowed	No Adjustment Required
Subject	**Improvements Allowed**	=

Encumbrances

The subject property is not encumbered by any easements or other encumbrances which are felt to impact the highest and best use or current improvements on the property. The sales are like the subject for this factor, and therefore no adjustments are necessary to the sales for encumbrances.

ENCUMBRANCE ADJUSTMENT SUMMARY		
Sale	**Encumbrances**	**Adjustment Required**
1	No Deed Restrictive Reservations	Downward Adjustment Required
2	No Deed Restrictive Reservations	Downward Adjustment Required
3	No Deed Restrictive Reservations	Downward Adjustment Required
4	No Deed Restrictive Reservations	Downward Adjustment Required
5	No Deed Restrictive Reservations	Downward Adjustment Required
6	No Deed Restrictive Reservations	Downward Adjustment Required
7	No Deed Restrictive Reservations	Downward Adjustment Required
8	No Deed Restrictive Reservations	Downward Adjustment Required
9	No Deed Restrictive Reservations	Downward Adjustment Required
10	No Deed Restrictive Reservations	Downward Adjustment Required
Subject	**No Deed Restrictive Reservations**	=

Location

The subject is in Ely, Nevada. Ely is a small, incorporated city in eastern Nevada. The chart below summarizes the location characteristics of the subject and comparable sales, and the adjustments made to the sales for location.

LOCATION SUMMARIES			
Sale	**Location**	**2025 Population Estimates**	**Comments**
1	Ely, NV	4,017	Same as Subject
2	Elko, NV	22,123	Much Larger Population-More Real Estate Activity
3	Winnemucca, NV	8,748	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
4	Elko, NV	22,123	Much Larger Population-More Real Estate Activity
5	Winnemucca, NV	8,748	Larger Population-Closer to Larger Metro Areas & More Real Estate Activity
6	Elko, NV	22,123	Much Larger Population-More Real Estate Activity
7	Elko, NV	22,123	Much Larger Population-More Real Estate Activity
8	Elko, NV	22,123	Much Larger Population-More Real Estate Activity
9	Elko, NV	22,123	Much Larger Population-More Real Estate Activity
10	Ely, NV	4,017	Same as Subject
Subject	**Ely, NV**	**4,017**	---

LOCATION ADJUSTMENT SUMMARY		
Sale	**Location**	**Adjustment Required**
1	Ely, NV	No Adjustment Required
2	Elko, NV	Large Downward Adjustment Required
3	Winnemucca, NV	Downward Adjustment Required
4	Elko, NV	Large Downward Adjustment Required
5	Winnemucca, NV	Downward Adjustment Required
6	Elko, NV	Large Downward Adjustment Required
7	Elko, NV	Large Downward Adjustment Required
8	Elko, NV	Large Downward Adjustment Required
9	Elko, NV	Large Downward Adjustment Required
10	Ely, NV	No Adjustment Required
Subject	**Ely, NV**	=

Year Built

The sales all involve buildings with original construction years ranging between 1961 and 2009, in comparison to the subject building which was originally constructed in 1959. Those sales built within the same general timeframe as the subject have not been adjusted for year built. Those sales with much younger dates of original construction have been adjusted downward to account for likely lesser repair and maintenance costs associated with much newer buildings.

YEAR BUILT ADJUSTMENT SUMMARY		
Sale	**Year Built**	**Adjustment Required**
1	1988	Downward Adjustment Required
2	1961	No Adjustment Required
3	1987	Downward Adjustment Required
4	1983	Downward Adjustment Required
5	1999	Downward Adjustment Required
6	2009	Large Downward Adjustment Required
7	1985	Downward Adjustment Required
8	1978	Downward Adjustment Required
9	1987	Downward Adjustment Required
10	1971	Downward Adjustment Required
Subject	**1959**	=

Condition

The subject property is currently in average condition for its age, with dated finishes that have been well maintained. The sales have been adjusted qualitatively for condition based upon my personal inspection of the subject, and my personal inspection of the sale properties and

based upon information provided by sellers, buyers, and brokers and realtors involved in the transactions involving the sale properties. The chart below summarizes the adjustments made to the sales for condition.

CONDITION ADJUSTMENT SUMMARY		
Sale	**Condition**	**Adjustment Required**
1	Average +	Downward Adjustment Required
2	Average	No Adjustment Required
3	Average	No Adjustment Required
4	Average	No Adjustment Required
5	Average	No Adjustment Required
6	Average	No Adjustment Required
7	Fair-Average	Upward Adjustment Required
8	Fair-Average	Upward Adjustment Required
9	Average	No Adjustment Required
10	Fair-Average	Upward Adjustment Required
Subject	**Average**	=

Interior Finishes

The subject property has average quality finishes, which include office, gymnasium, kitchen, restrooms, classrooms, and other areas. The finishes are dated but well maintained, and area considered average. The comparable sales generally have average finishes which include a mix of office, retail, and warehouse finishes. Sale 10 has been adjusted upward as it involves almost all older industrial shop/warehouse finishes which were in fair condition.

CONDITION ADJUSTMENT SUMMARY		
Sale	**Condition**	**Adjustment Required**
1	Average	No Adjustment Required
2	Average	No Adjustment Required
3	Average	No Adjustment Required
4	Average	No Adjustment Required
5	Average	No Adjustment Required
6	Average	No Adjustment Required
7	Average	No Adjustment Required
8	Average	No Adjustment Required
9	Average	No Adjustment Required
10	Fair	Large Upward Adjustment Required
Subject	**Average**	=

Size

The comparable sales range in building area from 4,075± square feet to 12,920± square feet, as compared to the subject, which involves 10,668± square feet. Generally, a relationship exists between the size of the building and the price per square foot of building area paid. Typically, a larger building will sell for a lower price per square foot with all other factors being similar, while a smaller building will sell for a higher price per square foot with all other factors being similar. The chart below summarizes my adjustments for size, with larger buildings being adjusted upward and smaller buildings being adjusted downward.

SIZE ADJUSTMENT SUMMARY		
Sale	**Building Size (Above Ground SF)**	**Adjustment Required**
1	4,075 SF	Downward Adjustment Required
2	5,472 SF	Downward Adjustment Required
3	5,464 SF	Downward Adjustment Required
4	12,920 SF	No Adjustment Required (Similar Size)
5	7,218 SF	Small Downward Adjustment Required
6	5,869 SF	Downward Adjustment Required
7	11,433 SF	No Adjustment Required (Similar Size)
8	5,100 SF	Downward Adjustment Required
9	7,200 SF	Small Downward Adjustment Required
10	9,600 SF	No Adjustment Required (Similar Size)
Subject	**10,668 SF**	=

Building Coverage

The subject property is improved with a 10,668± square foot building on a 25,026± square foot lot, which indicates a building coverage of 43%. The subject site does have on-site parking. Those sales with lower building coverages been adjusted downward, while those with higher building coverages have been adjusted upward. The following chart summarizes the adjustments made to the sales for building coverages.

BUILDING COVERAGE ADJUSTMENTS SUMMARY		
Sale	**Building Coverage**	**Adjustment Required**
1	4%	Large Downward Adjustment Required
2	73%	Upward Adjustment Required
3	59%	Upward Adjustment Required
4	14%	Large Downward Adjustment Required
5	25%	Downward Adjustment
6	16%	Large Downward Adjustment Required
7	100%	Large Upward Adjustment
8	19%	Large Downward Adjustment Required
9	31%	Downward Adjustment
10	26%	Downward Adjustment
Subject	**43%**	=

Adjustment Chart

The following chart sets forth a summary of the adjustments required of the sale properties in comparison to the sale property. A minus sign (-) indicates that in comparison to the subject, the comparable property is superior, and the price per square foot requires downward adjustment to achieve comparability with the subject for a particular criterion. Conversely, a plus sign (+) indicates that in comparison to the subject, the comparable property is inferior, and the price per square foot requires upward adjustment to achieve comparability with the subject for a particular adjustment criterion. An equal (=) sign indicates that the comparable is similar to the subject for a particular adjustment criterion.

COMPARABLE BUILDING SALES ADJUSTMENT GRID

Sale Number	Subject 3	1	2	3	4	5	6	7	8	9	10
Sale Date	07/08/2026	04/01/2022	11/16/2022	11/27/2023	11/25/2024	03/18/2025	04/04/2025	04/23/2025	10/15/2025	02/12/2026	03/06/2026
Sale Price	N/A	$330,000	$600,000	$625,000	$1,400,000	$450,000	$990,000	$1,600,000	$400,000	$900,000	$465,000
Building Area (SF)	10,668 SF	4,075 SF	5,472 SF	5,464 SF	12,920 SF	7,218 SF	5,869 SF	11,433 SF	5,100 SF	7,200 SF	9,600 SF
Sale Price/SF	N/A	$80.98	$109.65	$114.39	$108.36	$62.34	$168.68	$139.95	$78.43	$125.00	$48.44
QUALITATIVE ADJUSTMENTS											
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Leased Fee	Fee Simple	Fee Simple	Fee Simple
	=	=	=	=	=	=	=	=	=	=	=
Terms of Sale	Assuming Cash	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.
		=	=	=	=	=	=	=	=	=	=
Sale Conditions	Assuming None	None	None	None	None	Seller Mot. Large +	None	None	None	None	None
		=	=	=	=		=	=	=	=	=
Buyer Expenditures	Assumes None	None	None	None	None	None	None	None	None	None	None
		=	=	=	=	=	=	=	=	=	=
Market Conditions	07/08/2026	04/01/2022	11/16/2022	11/27/2023	11/25/2024	03/18/2025	04/04/2025	04/23/2025	10/15/2025	02/12/2026	03/06/2026
		+	+	+	+	=	=	=	=	=	=
Zoning	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
		=	=	=	=	=	=	=	=	=	=
Encumbrances	None	None	None	None	None	None	None	None	None	None	None
		=	=	=	=	=	=	=	=	=	=
Location	Ely	Ely	Elko	Winnemucca	Elko	Winnemucca	Elko	Elko	Fallon	Elko	Ely
		=	Large -	-	Large -	-	Large -	Large -	Large -	Large -	=
Year Built	1959	1988	1961	1987	1983	1999	2009	1985	1978	1987	1971
		-	=	-	-	-	Large -	-	-	-	-
Condition	Average	Average+	Average	Average	Average	Average	Average	Fair-Avg.	Fair-Avg.	Average	Fair-Avg.
		-	=	=	=	=	=	+	+	=	+
Interior Finishes	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Fair
		=	=	=	=	=	=	=	=	=	Large +
Size	10,668 SF	4,075 SF	5,472 SF	5,464 SF	12,920 SF	7,218 SF	5,869 SF	11,433 SF	5,100 SF	7,200 SF	9,600 SF
		-	-	-	=	Small -	-	=	-	Small -	=
Building Coverage	43%	4%	73%	59%	14%	25%	16%	100%	19%	31%	26%
		Large -	+	+	Large -	-	Large -	Large +	Large -	-	-
Other	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	None	None
		=	=	=	=	=	=	=	=	=	=
Indicator of Value		High	High	High	High	Low	High	High	High	High	Low

SALES COMPARISON APPROACH ANALYSIS & CONCLUSION

The 10 sales utilized are in Ely, Elko, Fallon, and Winnemucca, and occurred between April 2022 and March 2026, and have a range in gross building sizes of between 4,075± square feet and 12,920± square feet. The sales have been adjusted for various factors.

Conclusion

Overall, the data indicates a range of between $48.44 per square foot and $168.68 per square foot. Sale 5, at $62.34 per square foot, was deemed a low indicator of value for the subject, mainly due to seller motivation, in which the seller was motivated to sell the property at a discount to the buyer due to the proposed use of the property. Sale 10, at $48.44 per square foot, was also deemed a low indicator of value as this property involves a building with mostly warehouse area that is in inferior condition to the subject. The remaining sales, which range between $78.43 and $168.68 per square foot, were deemed high indicators of value. The data indicates a value of between $65 and $75 per square foot.

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In conclusion, consideration is given to the physical and legal characteristics of the subject property, including the deed restrictions on the property. Based upon a review of the available data, and with consideration given to the analysis as set forth above, it is my opinion that a square foot value of between $65 and $75 per square foot is applicable to the subject's building area. Applying the range to the subject's 10,668± square feet of gross building area results in an indicated value range of between $693,420 and $800,100. This range is correlated to $750,000, or $70.30 per square foot of gross building area.

FINAL MARKET VALUE CONCLUSION	
Subject Property Identification	Ely Armory Building Property
Market Value Addressed	Market Value
Interest Appraised	Fee Simple Interest*
Effective Date of Value	July 8, 2026
FINAL MARKET VALUE CONCLUSION	**$750,000**
* The subject is currently encumbered by a lease between the City of Ely (Lessor) and the State of Nevada, Department of Administration, Public Works Division, Buildings and Grounds (Lessee) on behalf of the Department of Public Safety, Highway Patrol Division, Division of Investigations (Tenant). Most recently, this lease was amended on December 30, 2025. The term of the lease runs through April 30, 2031, as stated in the amended lease. The rent being paid is $3,937.61 per month. Based upon the instructions of the client, this appraisal report addresses the Fee Simple Interest in the subject property, with no consideration given to the current lease encumbering the subject property.	

EXPOSURE AND MARKETING TIME

Exposure time is defined as the length of time that would have been necessary to expose the property on the open market, to have consummated the sale at the effective date of valuation. This analysis assumes the property was marketed at the value conclusion contained in this report.

Marketing time, on the other hand, is the time necessary to consummate a sale of the subject property assuming that a marketing effort is begun as of the effective date of valuation and that the property is marketed at the final property value conclusion contained in this report.

In arriving at an estimate of an appropriate exposure and marketing time for the subject property, consideration is given the subject property's physical characteristics. Consideration is also given to the exposure and marketing times of the competing buildings utilized in the Sales Comparison Approach to Value, and interviews with brokers and property managers familiar with similar properties.

Based upon a review of the available data, it is our opinion that an appropriate exposure and marketing time for the subject property, assuming it is marketed at its final property value conclusions, would be as follows:

EXPOSURE & MARKETING TIME CONCLUSIONS		
Property Description	**Exposure Time**	**Marketing Time**
Ely Armory Building Property	**Approximately 1 to 2 Years**	**Approximately 1 to 2 Years**

CERTIFICATION

Each of the undersigned do hereby certify that, unless otherwise noted in this appraisal report:

- I have made a personal inspection of the property that is the subject of this report.
- I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions, and conclusions herein are based, are true and correct.
- This report sets forth all the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analysis, opinions, and conclusions contained in this report.
- My analyses, opinions, and conclusions were developed, and this review report was prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice.*
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Practice* of the Appraisal Institute.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- The appraisal was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- The appraiser's state registration/certification has not been revoked, suspended, cancelled or restricted.
- The appraiser has not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.
- The Appraisal Institute conducts a mandatory program of continuing education for its designated members. As of the date of this report, Scott Griffin has completed the requirements under the continuing education program of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Respectfully Submitted,

Scott Q. Griffin, MAI
Nevada Certified General Appraiser
License Number A.0003504-CG

STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent upon the following assumptions and limiting conditions.

LIMITS OF LIABILITY

This report was prepared by Johnson Perkins Griffin, LLC. All opinions, recommendations, and conclusions expressed during the course of this assignment are rendered by the staff of Johnson Perkins Griffin, LLC, as employees, not as individuals. The liability of Johnson Perkins Griffin, LLC and its employees and associates is limited to the client only and to the fee actually received by the appraisal firm. There is no accountability, obligation, or liability to any third party. If the appraisal report is disseminated to anyone other than the client, the client shall make such party or parties aware of all limiting conditions and assumptions affecting the appraisal assignment. Neither the appraisers nor the appraisal firm is in any way to be responsible for any costs incurred to discover or correct any physical, financial and/or legal deficiencies of any type present in the subject property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in the event of a lawsuit brought by a lender, a partner or part owner in any form of ownership, a tenant or any other party, the client will hold the appraiser(s) and the appraisal firm completely harmless in such action with respect to any and all awards or settlements of any type in such lawsuits.

COPIES, PUBLICATION, DISTRIBUTION AND USE OF REPORT

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for any purpose or any function other than its intended use, as stated in the body of the report. The appraisal fee represents compensation only for the analytical services provided by the appraiser(s). The appraisal report remains the property of the appraisal firm, though it may be used by the client in accord with these assumptions and limiting conditions.

This appraisal is to be used only in its entirety, and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by the appraiser(s) whose signature(s) appears on the appraisal report, unless it is indicated that one or more of the appraisers was acting as "Review Appraiser." No change of any item in the report shall be made by anyone other than the appraiser(s). The appraiser(s) and the appraisal firm shall bear no responsibility for any such unauthorized changes.

CONFIDENTIALITY

Except as provided for subsequently, neither the appraiser(s) nor the appraisal firm may divulge the analyses, opinions or conclusions developed in the appraisal report, nor may they give a copy of the report to anyone other than the client or his designee as specified in writing. However, this condition does not apply to any requests made by the Appraisal Institute for purposes of confidential ethics enforcement. Also, this condition does not apply to any order or request issued by a court of law or any other body with the power of subpoena.

INFORMATION SUPPLIED BY OTHERS

Information (including projections of income and expenses) provided by informed local sources, such as government agencies, financial institutions, Realtors, buyers, sellers, property owners, bookkeepers, accountants, attorneys, and others is assumed to be true, correct and reliable. No responsibility for the accuracy of such information is assumed by the appraiser(s). Neither the appraiser(s) nor the appraisal firm is liable for any information or the work product provided by subcontractors. The client and others utilizing the appraisal report are advised that some of the individuals associated with Johnson Perkins Griffin, LLC are independent contractors and may sign the appraisal report in that capacity. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable. To the best of our judgment and knowledge, all such information is considered appropriate for inclusion. In some instances, an impractical and uneconomic expenditure of time would be required in attempting to furnish absolutely unimpeachable verification. The value conclusions set forth in the appraisal report are subject to the accuracy of said data. It is suggested that the client consider independent verification as a prerequisite to any transaction involving a sale, a lease or any other commitment of funds with respect to the subject property.

TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE

The contract for each appraisal, consultation or analytical service is fulfilled and the total fee is payable upon completion of the report. The appraisers(s) or those assisting in the preparation of the report will not be asked or required to give testimony in court or in any other hearing as a result of having prepared the appraisal, either in full or in part, except under separate and special arrangements at an additional fee. If testimony or a deposition is required, the client shall be responsible for any additional time, fees and charges, regardless of the issuing party. Neither the appraiser(s) nor those assisting in the preparation of the report is required to engage in post- appraisal consultation with the client or other third parties, except under a separate and special arrangement and at an additional fee.

EXHIBITS AND PHYSICAL DESCRIPTIONS

It is assumed that the improvements and the utilization of the land are within the boundaries of the property lines of the property described in the report and that there is no encroachment or trespass unless noted otherwise within the report. No survey of the property has been made by the appraiser(s) and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in the report are there to assist the reader in visualizing the property and are not necessarily drawn to scale. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

TITLE, LEGAL DESCRIPTIONS, AND OTHER LEGAL MATTERS

No responsibility is assumed by the appraiser(s) or the appraisal firm for matters legal in character or nature. No opinion is rendered as to the status of title to any property. The title is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in the appraisal report. The legal description, as furnished by the client, his designee or as derived by the appraiser(s), is assumed to be correct as reported. The appraisal is not to be construed as giving advice concerning liens, title status, or legal marketability of the subject property.

ENGINEERING, STRUCTURAL, MECHANICAL, ARCHITECTURAL CONDITIONS

This appraisal should not be construed as a report on the physical items that are a part of any property described in the appraisal report. Although the appraisal may contain information about these physical items (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed report on these physical items. The appraiser(s) is not a construction, engineering, or architectural expert, and any opinion given on these matters in this report should be considered tentative in nature and is subject to modification upon receipt of additional information from appropriate experts. The client is advised to seek appropriate expert opinion before committing any funds to the property described in the appraisal report.

Any statement in the appraisal regarding the observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service, all mechanicals, and all matters relating to construction is based on a casual inspection only. Unless otherwise noted in the appraisal report, no detailed inspection was made. For instance, the appraiser is not an expert on heating systems, and no attempt was made to inspect the interior of the furnace. The structures were not investigated for building code violations, and it is assumed that all buildings meet the applicable building code requirements unless stated otherwise in the report.

Such items as conditions behind walls, above ceilings, behind locked doors, under the floor, or under the ground are not exposed to casual view and, therefore, were not inspected, unless specifically so stated in the appraisal. The existence of insulation, if any is mentioned, was discovered through conversations with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements regarding insulation cannot be guaranteed.

Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any comments on observed conditions given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is given as to the adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating systems, air conditioning systems, plumbing, electrical service, insulation, or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a mechanical and/or structural inspection be made by a qualified and licensed contractor, a civil or structural engineer, an architect or other experts. This appraisal report is based on the assumption that there are no hidden, unapparent or apparent conditions on the property or improvements which would materially alter the value as reported. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and standard for the properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise

stated. No judgment is made in the appraisal as to the adequacy of insulation, the type of insulation, or the energy efficiency of the improvements or equipment which is assumed to be standard for the subject's age, type and condition.

TOXIC MATERIALS AND HAZARDS

Unless otherwise stated in the appraisal report, no attempt has been made to identify or report the presence of any potentially toxic materials and/or condition such as asbestos, urea formaldehyde foam insulation, PCBs, any form of toxic waste, polychlorinated biphenyl, pesticides, lead-based paints or soils or ground water contamination on any land or improvements described in the appraisal report. Before committing funds to any property, it is strongly advised that appropriate experts be employed to inspect both land and improvements for the existence of such potentially toxic materials and/or conditions. If any potentially toxic materials and/or conditions are present on the property, the value of the property may be adversely affected and a re-appraisal at an additional cost may be necessary to estimate the effects of such circumstances.

SOILS, SUB-SOILS, AND POTENTIAL HAZARDS

It is assumed that there are no hidden or unapparent conditions of the soils or sub-soil which would render the subject property more or less valuable than reported in the appraisal. No engineering or percolation tests were made and no liability is assumed for soil conditions. Unless otherwise noted, the land and the soil in the area being appraised appeared to be firm, but no investigation has been made to determine whether or not any detrimental sub-soil conditions exist. Neither the appraiser(s) nor the appraisal firm is liable for any problems arising from soil conditions. These appraisers strongly advise that, before any funds are committed to a property, the advice of appropriate experts be sought.

If the appraiser(s) has not been supplied with a termite inspection report, survey or occupancy permit, no responsibility is assumed and no representation is made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained.

Neither the appraiser(s) nor the appraisal firm assumes responsibility for any costs or for any consequences arising from the need or lack of need for flood hazard insurance. An Agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

ARCHEOLOGICAL SIGNIFICANCE

No investigation has been made by the appraiser and no information has been provided to the appraiser regarding potential archeological significance of the subject property or any portion thereof. This report assumes no portion of the subject property has archeological significance.

LEGALITY OF USE

This appraisal report assumes that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless non-compliance is stated, defined and considered in the appraisal report. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state or national government, private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

COMPONENT VALUES

Any distribution of the total value between the land and improvements, between partial ownership interests or any other partition of total value applies only under the stated use. Moreover, separate allocations between components are not valid if this report is used in conjunction with any other analysis.

COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. It is assumed that the property is in direct compliance with the various detailed requirements of the ADA.

AUXILIARY AND RELATED STUDIES

No environmental or impact studies, special market studies or analyses, special highest and best use studies or feasibility studies have been requested or made by the appraiser(s) unless otherwise specified in an agreement for services and so stated in the appraisal report.

DOLLAR VALUES AND PURCHASING POWER

The estimated market value set forth in the appraisal report and any cost figures utilized are applicable only as of the date of valuation of the appraisal report. All dollar amounts are based on the purchasing power and price of the dollar as of the date of value estimates.

ROUNDING

Some figures presented in this report were generated using computer models that make calculations based on numbers carried out to three or more decimal places. In the interest of simplicity, most numbers have been rounded. Thus, these figures may be subject to small rounding errors.

QUANTITATIVE ANALYSIS

Although this analysis employs various mathematical calculations to provide value indications, the final estimate is subjective and may be influenced by our experience and other factors not specifically set forth in this report.

VALUE CHANGE, DYNAMIC MARKET, ALTERATION OF ESTIMATE BY APPRAISER

All values shown in the appraisal report are projections based on our analysis as of the date of valuation of the appraisal. These values may not be valid in other time periods or as conditions change. Projected mathematical models set forth in the appraisal are based on estimates and assumptions which are inherently subject to uncertainty and variations related to exposure, time, promotional effort, terms, motivation, and other conditions. The appraiser(s) does not represent these models as indicative of results that will actually be achieved. The value estimates consider the productivity and relative attractiveness of a property only as of the date of valuation set forth in the report.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value, investment value or value in use is a reflection of such benefits and of the appraiser's interpretation of income, yields and other factors derived from general and specific client and market information. Such estimates are as of the date of valuation of the report, and are subject to change as market conditions change.

This appraisal is an estimate of value based on analysis of information known to us at the time the appraisal was made. The appraiser(s) does not assume any responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice. The appraisal report itself and the value estimates set forth therein are subject to change if either the physical or legal entity or the terms of financing are different from what is set forth in the report.

ECONOMIC AND SOCIAL TRENDS

The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of value of this appraisal. The appraiser is not obligated to predict future political, economic or social trends.

EXCLUSIONS

Furnishings, equipment, other personal property and value associated with a specific business operation are excluded from the value estimate set forth in the report unless otherwise indicated. Only the real estate is included in the value estimates set forth in the report unless otherwise stated.

SUBSURFACE RIGHTS

No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.

PROPOSED IMPROVEMENTS, CONDITIONED VALUE

It is assumed in the appraisal report that all proposed improvements and/or repairs, either on-site or off-site, are completed in an excellent workmanlike manner in accord with plans, specifications or other information supplied to these appraisers and set forth in the appraisal report, unless otherwise explicitly stated in the appraisal. In the case of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. The estimate of market value is as of the date specified in the report. Unless otherwise stated, the assumption is made that all improvements and/or repairs have been completed according to the plans and that the property is operating at levels projected in the report.

MANAGEMENT OF PROPERTY

It is assumed that the property which is the subject of the appraisal report will be under typically prudent and competent management which is neither inefficient nor superefficient.

FEE

The fee for any appraisal report, consultation, feasibility or other study is for services rendered and, unless otherwise stated in the service agreement, is not solely based upon the time spent on any assignment.

LEGAL EXPENSES

Any legal expenses incurred in defending or representing ourselves concerning this assignment will be the responsibility of the client.

CHANGES AND MODIFICATIONS

The appraiser(s) reserves the right, at the cost of the client, to alter statements, analyses, conclusions, or any value estimates in the appraisal if any new facts pertinent to the appraisal process are discovered which were unknown on the date of valuation of this report.

DISSEMINATION OF MATERIAL

Neither all nor any part of the contents of this report shall be disseminated to the general public through advertising or sales media, public relations media, new media or other public means of communication without the prior written consent and approval of the appraiser(s).

The acceptance and/or use of the Appraisal Report by the client or any third party constitutes acceptance of the Assumptions and Limiting Conditions set forth in the preceding paragraphs. The appraiser's liability extends only to the specified client, not to subsequent parties or users. The appraiser's liability is limited to the amount of the fee received for the services rendered.

QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

Professional Designations

MAI-Member Appraisal Institute (MAI Designation #12359)	2005

State Licensing and Certification

Certified General Appraiser-State of Nevada License #A.0003504-CG (Certified Through 03/31/2028)	2000
Certified General Real Estate Appraiser-State of California BREA ID #3010880 (Certified Through 11/20/2026)	2022

Offices Held

Board of Directors-Reno/Carson/Tahoe Chapter Appraisal Institute	2009-2013
Treasurer-Reno/Carson/Tahoe Chapter Appraisal Institute	2002-2003
President-University of Nevada Young Alumni Chapter	1999

Formal Education

University of Nevada, Reno — 1995
Bachelor of Science in Business Administration; Major-Finance, Minor-Economics

Occupational History

Johnson Perkins Griffin, LLC	03/2015-Present
Johnson-Perkins & Associates	03/1997-02/2015

Types of Properties Appraised

Single-Family Residences
Condominiums
Vacant Residential Lots
Subdivisions
Vacant Commercial Land
Industrial Buildings/Warehouses
Shopping Centers
Retail Buildings
Professional/Medical Office Buildings
Apartment Complexes
Affordable Housing Projects
Hotels/Motels
Casinos/Hotel-Casinos
Farmland/Ranchland
Various Special Use Properties
Condemnation Appraisals
Right-of-Way Appraisals
Conservation Easements

QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

Appraisal Education and Technical Training

Course 110-Appraisal Principles	1997
Course 120-Appraisal Procedures	1998
Course 310-Basic Income Capitalization	1998
Course 400-Uniform Standards of Professional Appraisal Practice Update	2004
Course 410-Standard of Professional Practice-Part A	1999
Course 420-Standard of Professional Practice-Part B	1999
Course 510-Advanced Income Capitalization	1999
Course 520-Highest & Best Use Analysis	2002
Course 530-Advanced Sales & Cost Approaches	2004
Course 540-Course Report Writing & Valuation Analysis	2003
Course 550-Advanced Applications	2003
The High-Tech Appraisal Office	1997
GIS Applications for Appraisal	1997
Uniform Standard of Professional Appraisal Practice	2002
Comprehensive Appraisal Workshop	2004
Evaluating Commercial Construction	2006
Attacking & Defending an Appraisal in Litigation	2007
Analyzing Distressed Real Estate	2008
7-Hour National USPAP Update Course	2010/2012/2014/2016/2018/2020/2022/2024/2026
Condemnation Appraising	2010
Appraising Convenience Stores	2010
Analyzing Distressed Real Estate	2012
Apartment Appraisal, Concepts & Applications	2012
Small Hotel/Motel Valuation	2012
Business Practice & Ethics	2014
Real Estate Finance Statistics and Valuation Modeling	2014
The Discounted Cash Flow Model: Concepts, Issues, and Apps	2014
Expert Witness for Commercial Appraisers	2016/2020
Analyzing Operating Expenses	2016
Supervisor-Trainee Course (Nevada)	2016
Comparative Analysis	2018
The Discounted Cash Flow Analysis Model	2018
Data Verification Methods	2018
Eminent Domain and Condemnation	2018
Appraisal of Assisted Living Facilities	2020
Intermediate Income Approach Case Studies for Commercial Appraisers	2020
That's a Violation	2022
Laws and Regulations for California Appraisers	2022
Appraising for the VA	2022
Introduction to the Uniform Appraisal Dataset	2024
Land and Site Valuation	2026
Performing Estate Appraisals	2026
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2021/2024/2026

Admitted as Expert Witness

United States District Court, District of Nevada
United States Bankruptcy Court, District of Nevada
Superior Court-State of California
Washoe County District Court
Washoe County Board of Equalization
Nevada State Board of Equalization

QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

COPIES OF APPRAISAL LICENSES

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE **REAL ESTATE DIVISION** **NOT TRANSFERABLE**

This is to Certify That : SCOTT Q GRIFFIN **Certificate Number:** A.0003504-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER **from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.**

Issue Date: April 2, 2026 **Expire Date:** March 31, 2028

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: JOHNSON PERKINS GRIFFIN, LLC
6121 LAKESIDE DRIVE, SUITE 160
RENO, NV 89511

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Scott Q. Griffin

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3010880

Effective Date: November 21, 2024
Date Expires: November 20, 2026

Angela Jemmott, Bureau Chief, BREA

3079102

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE 'CHAIR LINK'

SETTLEMENT AGREEMENT AND MUTUAL RELEASE OF ALL CLAIMS

This SETTLEMENT AGREEMENT AND MUTUAL RELEASE OF ALL CLAIMS ("Settlement Agreement") is entered into this __day of _____, 2026, by and among Nevada Northern Railway Foundation, a nonprofit corporation formerly known as White Pine Historical Railroad Foundation, Inc. ("Foundation" or "NNRF"), and City of Ely, Nevada ("City" or "Ely"), who together are referred to as "PLAINTIFFS," and State of Nevada, Division of State Lands, Department of Conservation and Natural Resources ("State Lands"), and State of Nevada Division of Museums and History, Department of Tourism and Cultural Affairs ("State Museums"), who together are referred to as "DEFENDANTS," and Martin W. Westland and Andrea C. Westland, husband and wife ("Westland") who are referred to herein as "COUNTERCLAIMANTS."

PLAINTIFFS and DEFENDANTS have claims pending against each other as more particularly described in the Recitals below. COUNTERCLAIMANTS were allowed to intervene in the case by order dated November 6, 2025, and filed their Counterclaim on November 24, 2025, setting forth claims against PLAINTIFFS as more fully discussed and described in the Recitals below.

I.

RECITALS

A. This Settlement Agreement arises out of litigation that is presently pending in the Seventh Judicial District Court of the State of Nevada, in and for White Pine County, Nevada, which has been assigned Case No. CV24-02011 (hereinafter, the "Litigation"). PLAINTIFFS have set forth six (6) claims for relief against the DEFENDANTS concerning the ownership and use of two buildings located in East Ely, Nevada, particularly the buildings commonly known as the "East Ely Depot" and the "Red Freight Barn" (collectively, the "Railroad Buildings"). Additional claims include declaratory relief as to ownership of various items of furniture, fixtures, documents and historical records that are presently stored in a room at a separate building. Additional claims in the Complaint include ownership of the roadway within the City of Ely commonly referred to as "Avenue A," claims of trespass by the State Lands and State Museums over and on Avenue A, unjust enrichment, and breach of the covenant of good faith and fair dealing.

B. DEFENDANTS generally deny the allegations in Complaint, have set forth affirmative defenses to those claims, and have filed a Counterclaim alleging claims of conversion and intentional interference with contract regarding the historical records and documents, declaratory relief to quiet title as to the Passenger and Freight Depots, unjust enrichment, and injunctive relief. PLAINTIFFS generally deny the claims set forth in DEFENDANTS' Counterclaim.

C. COUNTERCLAIMANTS were granted leave to intervene on November 6, 2025, and filed their Counterclaim against PLAINTIFFS on November 24, 2025. The Counterclaim sets forth claims for judicial declaration that Avenue A is a public street, prescriptive and/or implied easement over Avenue A, adverse possession as to the portion of the real property owned by Westland that encroaches on Avenue A, and compensatory damages for towing of Westland's vehicles. PLAINTIFFS generally deny all the claims set forth in Westland's Counterclaim.

PLAINTIFFS, DEFENDANTS, AND COUNTERCLAIMANTS, hereinafter collectively referred to as the "PARTIES," and each, a "PARTY," now desire through this Settlement Agreement to resolve all disputes that exist between them as described in greater detail in the pleadings, papers, documents and other materials currently on filed in the Litigation, and hereby enter into the following Settlement Agreement.

II.

TERMS OF SETTLEMENT

A. **Exchange of Real Property:** To resolve all issues regarding ownership of the East Ely Depot and the Red Freight Barn, State Lands, and any other necessary State of Nevada agency, shall seek approval of the State Board of Examiners ("BOE") and the Interim Finance Committee ("IFC") for a land exchange in accordance with NRS 323.100, and PLAINTIFFS and DEFENDANTS shall support such exchange and shall not attempt to frustrate the consummation of such exchange in any way. The City shall support and assist the submission and approval process in any way that the Land Parties (defined below) agree increases the likelihood of receiving or obtaining BOE and IFC approval. Upon receipt of approval from BOE and IFC, State Lands shall execute a Grant, Bargain and Sale ("GBS") Deed in favor of the City transferring the East Ely Depot and the Red Freight Barn to the City. The GBS Deed to the City shall contain no new restrictions, reversions, or similar encumbrances. In exchange, the City of Ely shall transfer by GBS Deed the real property located in Ely, Nevada, commonly referred to as the Armory, to State Lands. The GBS Deed to State Lands shall contain no restrictions, reversions, or similar encumbrances. State Lands, the City of Ely, and NNRF (collectively, the "Land Parties" and, each, a "Land Party") believe that the exchange of these properties shall constitute an equal exchange in value of real property. The Land Parties further agree to work in good faith and with diligence to perform all the steps set forth below that are necessary to achieve the exchange of the real properties. The steps include:

1. The Settlement Agreement will be finalized and approved by NNRF, State Lands, and the State of Nevada Department of Tourism & Cultural Affairs. Upon a fully approved and executed copy of the Settlement Agreement by all Parties other than the City of Ely, the City of Ely will place on the next public meeting agenda the Settlement Agreement for public approval. The date of City of Ely approval of this Agreement shall become the "Effective Date" of this Settlement Agreement and will become binding on the Parties.

2. The City of Ely will undertake the efforts necessary to create a separate Assessor's Parcel Number "APN" for the Armory. The City will complete the work necessary to create an APN for Armory within three (3) months of the Effective Date; provided, however, that if the City has taken reasonable steps to complete such work, but an APN for the Armory is not created within three (3) months of the Effective Date, the City shall have an additional forty-five (45) days to create the APN.

3. State Lands, in consultation with NNRF will work in good faith to mutually select and retain an appraiser to conduct appraisals of (1) the East Ely Depot, (2) the Red Freight Barn, and (3) the Armory. The cost of these appraisals will be paid by NNRF. State

Lands acknowledges and agrees it is under no obligation to select the lowest bidder to conduct the appraisals. The appraisals shall be completed within three (3) months of the completion of Step 2; provided, however, that if State Lands has taken reasonable steps to obtain such appraisals, but such appraisals are not obtained within three (3) months of the completion of Step 2, State Lands shall have an additional forty-five (45) days to obtain such appraisals.

4. Upon the completion of Step 3, the Land Parties will submit the proposed Armory, Freight Barn and East Ely Depot exchange to BOE and IFC for approval in accordance with NRS 323.100 and agree to request that the items be heard at the next available meeting of the BOE and IFC, respectively, while also recognizing that BOE and IFC control their own agendas. If the properties being exchanged are not of equal value, the Land Party holding the property (or properties) of lesser value has the option to pay money to equalize the values and the Land Party holding the property (or properties) of greater value retains any existing right, but shall have no obligation, to forego any equalization payment, to the extent permitted pursuant to NRS 323.100 and/or other applicable law. If the property (or properties) being exchanged are within the 25% value contemplated by NRS 323.100, and equalization is demanded by the Land Party holding the property (or properties) of greater value, the Land Party holding the property (or properties) of lesser value may equalize the difference in value through offset of amounts claimed in the pleadings on file in the Litigation as damages owed to that Land Party by the Land Party holding the property (or properties) of greater value. The Parties may further amend this agreement during Step 4 as needed.

5. Upon approval of both BOE and IFC, the Parties shall execute and exchange the GBS Deeds transferring the properties, all of which shall be exchanged and received in their respective "as is" condition, in accordance with this Agreement.

6. Upon the recordation of the submitted deeds, the Parties shall agree to dismiss the Litigation in accordance with this Agreement.

B. **Historical Documents, Records, Furniture and Furnishings:** PLAINTIFFS and DEFENDANTS acknowledge and agree that all the records, documents, furniture and fixtures that were included as part of the original transfer by Kennecott Corporation and/or its subsidiaries are owned by the City of Ely and NNRF and shall remain on the premises of the Railroad Buildings for the benefit of the public. The artifacts and other personal property currently on display for the public in the East Ely Depot shall remain available for public viewing. Any items received or donated by members of the public to State Museums shall remain the property of State Museums and can be removed from the NNRF railway property at the prerogative of State Museums after providing reasonable notice and documentation of ownership to NNRF.

C. **Commission for Cultural Centers and Historical Preservation ("CCHP"):** NNRF and the City of Ely agree to keep all Railroad Buildings that have been improved or repaired with the use of CCHP money open to the public. The Parties recognize the 1985 Deed that obligates the Donee and its successors to maintain the premises for the express, sole, and only purpose of use by the NNRF in connection with and pursuant to the development of an historic

railroad museum. The NNRF has been and currently is open to the public every day of the year other than January 1 and 2, December 24 and 25 and Thanksgiving Day.

D. **Bond Money Expenditures for Building Plans:** The City of Ely agree to use the building plans generated by the State Public Works Division for improvements and repairs of the East Ely Depot and the Red Freight Barn within two years in order to avoid the repayment of bond funds previously received by the State Public Works Division and the Conserve Nevada Program in the Department of Conservation and Natural Resources. Should this timeframe not be met, NNRF and the City of Ely agree to reimburse the Conserve Nevada Program for bond funds expended on the design of the Freight Barn restoration.

E. **Claims for Damages:** Except as provided in paragraph II(A)(4), the Parties agree to waive all claims set forth in their respective pleading for damages of any kind or nature against any other Party, including claims for past due rent, as well as unjust enrichment relating to maintenance, payment of utilities, etc.

F. **Avenue A:** NNRF shall divest itself of any interest it may have in Avenue A by executing a Quitclaim Deed to the City of Ely and recording such deed in the White Pine County Recorder's Office. The City of Ely shall be the sole owner of Avenue A after the transactions contemplated in this Agreement.

G. **Termination:** A Land Party may terminate this Settlement Agreement within ten (10) days of any of the following occurrences:

a. BOE or IFC affirmatively vote against the exchange.

b. The City fails to create an APN for the Armory within the timeframe set forth in paragraph A (2), above, including reasonable cure times articulated therein.

c. The failure of the Appraiser to complete appraisals within the timeframe set forth in paragraph A (3), above, including reasonable cure times articulated therein.

Additionally, any non-breaching Land Party may terminate this Agreement upon the material breach by another Land Party.

III.

MUTUAL RELEASE OF CLAIMS

With the exception of the rights and obligations created under the terms of this Settlement Agreement, this Settlement Agreement is intended to be a full, final and complete release of any and all claims, causes of action, counterclaims, whether asserted in any of the pleadings of a Party against another Party or not, and whether known or unknown, that any Party to this Settlement Agreement may have against any other Party to this Settlement Agreement relating to the claims set forth in each of the Parties pleadings on file in the Litigation.

Upon the finalization of all transactions contemplated in this Settlement Agreement, the Parties hereby fully, finally, and forever release, acquit, discharge, and covenant not to sue each

other and their successors, assigns, directors, officers, affiliates, employees, agents, volunteers, sponsors, heirs, consultants, representatives, members, insurers and attorneys from any and all liability, including but not limited to, any and all demands, liens, claims, counts, causes of action, counterclaims, assignments, contracts, covenants, actions, suits, debts, demands, obligations, costs, expenses, attorney's fees, damages, losses, controversies, judgments, costs of litigation and suits, interests, orders, and any liabilities of any nature, character, description or kind whatsoever, whether arising at law or equity, accrued or not yet accrued, asserted or non-asserted, anticipated or unanticipated, suspected or unsuspected, pending or threatened, or fixed or contingent, that arise out of any matters relating directly or indirectly to the Litigation as defined and discussed above, and as set forth to date through the pleadings, documents, papers and briefs on file in the Litigation.

After this Settlement Agreement is executed, but while the transactions remain pending, the Parties shall not bring any action related to any claim in the Litigation in any forum. Similarly, once this Settlement Agreement becomes effective, State Lands agrees not to oppose PLAINTIFFS' Motion to Stay to the extent it seeks to stay the Litigation for a period of Five (5) Months from the Effective Date. However, should the combined value of the appraisals of the Freight Barn and the East Ely Depot, commissioned in accordance with section II(A)(3) of this agreement not be within 25% of value of the appraisal of the Armory, the Parties agree to inform the court of such valuation, and any Party may petition the Court to lift the Stay. Following the execution of the Settlement Agreement and the completion of the transactions contemplated herein, the Parties agree to execute a Stipulation and Order for Dismissal with Prejudice of all claims presently set forth in Case No. CV2402011, with each Party to bear its attorney's fees and costs incurred in the Litigation. For the avoidance of doubt, the release provided for herein does not bar claims arising from any Party's breach of this Settlement Agreement or post-closing conduct.

IV.

MISCELLANEOUS TERMS AND CONDITIONS

A. Binding Effect: This Agreement shall be binding upon the Parties hereto and upon their respective heirs, administrators, representatives, executors, successors, and assigns, and shall inure to the benefit of the Parties and each of them including their heirs, administrators, representatives, executors, successors, and assigns. The Parties expressly represent and warrant that they have not transferred to any party or entity any rights, causes of action, or claims released in this Agreement and covenant not to do so.

B. Voluntary Action: This Agreement is voluntarily entered into between the Parties and is not the result of coercion, duress, or undue influence by any Party upon another Party, or by any third-party upon a Party herein. By executing this Agreement, each Party agrees that he, she, or it has read and fully understood the terms of this Agreement and has consulted with his, her or their respective attorney prior to execution of this Agreement.

C. Non-Reliance: Each Party represents and acknowledges that in executing this Agreement he, she, or it does not rely on, and has not relied on, any representation or statement made by the other Party or any of their attorneys with regard to the subject matter, basis, or effect of this Agreement, other than those specifically stated in this Agreement.

D. Invalidity of Specific Terms: Should any provision of this Agreement be declared or be determined by any court of competent jurisdiction to be illegal, invalid, or unenforceable, the legality, validity, and enforceability of the remaining parts, terms and provisions shall not be affected thereby, and said illegal, unenforceable, or invalid part, term or provision shall be deemed not to be part of this Agreement.

E. Rule of Construction: This Agreement is drafted by counsel for Plaintiffs as an accommodation to the Parties but is the product of deliberation between both Parties. In the event of any dispute surrounding its interpretation, this Agreement shall not be construed against the drafter, and the Parties expressly waive any right to assert such rule of construction.

F. Entire Agreement: This Agreement sets forth the entire agreement between the Parties hereto and fully supersedes any prior agreements and understandings, written or oral, between the Parties hereto pertaining to the subject matter hereof.

G. Counterparts: This Agreement may be executed in counterparts, and each executed counterpart shall have the efficacy and validity of a signed original and with the same effect as if all Parties hereto had signed the same document. All counterparts so executed shall be deemed to be an original, shall be construed together and shall constitute one Agreement. Photographic copies of such executed counterparts may be used in lieu of the original for any purpose.

H. Scanned and Facsimile Signature: The Parties agree that the scanned and emailed or facsimile copy of the signature of a Party or counsel for a Party shall, when delivered by that Party to the other Party or Parties, bind the Party to this Agreement as if an original signed Agreement had been delivered.

I. Governing Law and Venue: The Parties agree that Nevada and applicable federal law shall govern the terms, interpretation, and enforcement of this Agreement. The Parties also agree that any action brought relating to breach of this Agreement shall be brought in a court of competent jurisdiction for White Pine County, Nevada.

J. Cooperation of Parties: The Parties agree to cooperate fully and to execute all supplementary documents and take all additional actions which may be necessary or appropriate to give full force and effect to the basic terms and intent of this Agreement.

K. Incorporation of Recitals: The Recitals above are fully incorporated into and made a part of the Agreement.

L. Specific Performance: The Parties shall have the right to specific performance for any breach or non-compliance of this Settlement Agreement, in addition to any other legal or equitable remedy.

M. Westland Execution: PLAINTIFFS and DEFENDANTS acknowledge and agree that they may enter into this Settlement Agreement without Westland, and that if Westland fails to

execute this Settlement Agreement, all the rights, obligations, and terms of this Settlement Agreement shall continue to be binding upon PLAINTIFFS and DEFENDANTS.

PLAINTIFFS

Dated March 27, 2026

By: _____
Nevada Northern Railway Foundation, a nonprofit corporation

Dated: April 9, 2026, 2026

By: _____
City of Ely, Nevada

DEFENDANTS

Dated: March 27, 2026

By: _____
State of Nevada, Division of State Lands, Department of Conservation and Natural Resources

Dated: March 27, 2026

By: _____
State of Nevada, Division of Museums and History, Department of Tourism and Cultural Affairs

COUNTERCLAIMANTS

Dated: _____, 2026

By: _____
Andrea C. Westland

Dated: _____, 2026

By: _____
Martin W. Westland

Joe Lombardo
Governor

Tiffany Greenameyer
Director

Curtis Palmer
Deputy Director

David Lenzner
Deputy Director

STATE OF NEVADA
GOVERNOR'S FINANCE OFFICE
Budget Division

209 E. Musser Street, Suite 200 | Carson City, NV 89701-4298
Phone: (775) 684-0222 | www.budget.nv.gov | Fax: (775) 684-0260

Date: September 2, 2026

To: Tiffany Greenameyer, Clerk of the Board
Governor's Finance Office

From: Rosa Rogula, Executive Branch Budget Officer
Budget Division

Subject: BOARD OF EXAMINERS **ACTION** ITEM

The following describes an action item submitted for placement on the agenda of the next Board of Examiners meeting.

STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES – DIVISION OF STATE LANDS

Agenda Item Write-up:
Pursuant to NRS 321.335, the department requests approval of a lease agreement between the State Department of Conservation and Natural Resources, Division of State Lands, and Tolles Properties LLC for approximately 94.57 acres of state-owned property at the former Southern Nevada Correctional Center located in Jean.

Additional Information:
Pursuant to NRS 322.050 and NRS 322.060, the Administrator has the authority to enter into leases of state land. The lease covers state-owned property located at 1 Prison Road, Jean, Nevada. It includes a 49-year term with up to two successive 25-year renewal options, for a maximum possible term of 99 years, and authorizes the lessee to develop, operate, and maintain a master-planned industrial and logistics hub supporting Southern Nevada's economic diversification and its role in national supply chain activities.

Statutory Authority:

NRS 321.335

REVIEWED: DS

ACTION ITEM: _____

Nevada Division of
STATE LANDS

STATE OF NEVADA
Department of Conservation & Natural Resources
Joe Lombardo, *Governor*
Vinson Guthreau, *Director*
Charles Donohue, *Administrator*

MEMORANDUM

Date: September 2, 2026

To: Tiffany Greenameyer, Director, Governor's Finance Office
Rosa Rogula, Executive Branch Budget Officer, Governor's Finance Office

From: Charlie Donohue, Administrator, Division of State Lands

Subject: Agenda Item for October 2026 BOE and October 2026 IFC:
Lease to Tolles Properties LLC for the Gateway Nevada Inland Port at the Southern Nevada Correctional Center ("Jean Prison"), Las Vegas

---

Pursuant to NRS 321.335, we are requesting the enclosed Lease Agreement between the State of Nevada, Division of State Lands (Lessor) and Tolles Properties LLC (Lessee), be placed on the October 2026 Board of Examiners (BOE) and the October 2026 Interim Finance Committee (IFC) meeting agendas.

The purpose of the lease is to authorize Lessee's development, operation and maintenance of a master-planned industrial and logistics hub to support Southern Nevada's economic diversification and role within the national supply chain.

The Leased Premises include approximately 94 acres located at the former Southern Nevada Correctional Center ("Jean Prison") located in Jean, Nevada. The lease includes an option to extend the leased area by 480 acres once the federal reversionary interest and use restriction is extinguished on the State's Recreation & Public Purpose patent.

The lease includes a 49-year term with up to two successive 25-year options to renew, for a maximum possible term of 99 years (NRS 322.070).

Pursuant to NRS 322.060, the State Land Registrar must lease land on behalf of the State of Nevada for such a term and consideration as may be determined reasonable based upon the fair market value of the land. Pursuant to NRS 321.007 and 321.335, NDSL obtained a ground lease appraisal, resulting in an annual fair market rent value of $1,094,000. The monthly rent is $91,233.33, subject to an annual escalation of 2.5% and re-evaluation every ten years within the Initial Term.

The Effective Date is anticipated to be November 1, 2026 provided each of the following has occurred: approval of the lease by BOE, approval of the lease by IFC, and the relocation of the Jean Conservation Camp's programs and operations off of the property.

If you have any questions or require additional information, please do not hesitate to contact Ellery Foster at efoster@lands.nv.gov or (775) 684-2711.

For Budget Division Use Only	
Reviewed by:	
Reviewed by:	
Reviewed by:	

REAL PROPERTY LEASE SUMMARY
(FOR BOARDS - COMMISSIONS - STORAGE)

1. Tenant: Tolles Properties LLC
6001 Talbot Lane
Reno, Nevada 89509

Remarks: This is a revenue lease on the state-owned Southern Nevada Correctional Center property to authorize Lessee's development, operation and maintenance of a master-planned industrial and logistics hub to support Southern Nevada's economic diversification and role within the national supply chain.

Exceptions/Special notes:

2. Name of Lessor: Nevada Division of State Lands
3. Address of Lessor: 901 S. Stewart St. Suite 5003
Carson City, NV 89701
4. Property Contact: Charles Donohue, Administrator
cdonohue@lands.nv.gov
(775) 684-2720
5. Address of Lease property: 1 Prison Road, Jean, Nevada 89019

a. Acreage: ☑ Rentable ☑ Usable 95

b. Revenue:

rent per month	# of months in time frame	rent per year	time frame	Improvement cost per square foot	Base Rent cost per square foot	*Actual or Approximate* cost per square foot
$ 91,233.33	12	$ 1,094,799.96	November 1, 2026 - October 31, 2027			
$ 93,514.16	12	$ 1,122,169.92	November 1, 2027 - October 31, 2028			
$ 95,852.02	12	$ 1,150,224.24	November 1, 2028 - October 31, 2029			
$ 98,248.32	12	$ 1,178,979.84	November 1, 2029 - October 31, 2030			
$ 100,704.53	12	$ 1,208,454.36	November 1, 2030 - October 31, 2031			
$ 103,222.14	12	$ 1,238,665.68	November 1, 2031 - October 31, 2032			
$ 105,802.69	12	$ 1,269,632.28	November 1, 2032 - October 31, 2033			
$ 108,447.76	12	$ 1,301,373.12	November 1, 2033 - October 31, 2034			
$ 111,158.95	12	$ 1,333,907.40	November 1, 2034 - October 31, 2035			
$ 113,937.93	12	$ 1,367,255.16	November 1, 2035 - October 31, 2036			
	120	$ 12,265,461.96				

c. Total Lease Consideration:
d. Total Improvement Cost: $0.00
e. Option to renew: ☑ Yes ☐ No Renewal terms: 49-years with 2, 25-year renewal options
f. Holdover notice: # of Days required Holdover terms: See lease, 1.5x rent
g. Term: 49 Years
h. Pass-thrus/CAM/Taxes: ☐ Landlord ☑ Tenant
i. Utilities: ☐ Landlord ☑ Tenant
j. Janitorial: ☐ Landlord ☑ Tenant ☐ 3 day ☐ 5 day ☐ Rural 3 day ☐ Rural 5 day ☐ Other (see special notes)
k. Repairs: Major: ☐ Landlord ☑ Tenant Minor: ☐ Landlord ☑ Tenant
l. Comparable Area Market Rate Average: $166,000/acre
m. Specific termination clause in lease: Breach/Default
n. Lease will be paid for by Agency Budget Account Number: N/A - lease of state property

6. This lease constitutes:
☐ An extension of an existing lease
☐ An addition to current facilities (**requires estimated expenses**)
☐ A relocation (**requires estimated expenses**)
☐ A new location (**requires estimated expenses**)
☑ Other

a. **Estimated Expenses:** Moving: N/A Furnishings: N/A Data/Phones: N/A

REAL PROPERTY LEASE SUMMARY
(FOR BOARDS - COMMISSIONS - STORAGE)

IF THIS LEASE IS FOR A NEW SPACE, RELOCATION, ADDITION TO EXISTING OR REMODEL OF EXISTING SPACE - PLEASE CONFIRM THAT ALL ASSOCIATED COSTS ARE INCLUDED IN YOUR LEGISLATIVELY APPROVED BUDGET.
Yes_____ No _____ Dec Unit ___N/A_____

IF NO, PLEASE PROVIDE THE APPROVED WORK PROGRAM NUMBER ADDING THE EXPENSE TO YOUR BUDGET

_____

Charles Donohue 9/2/26
Authorized Agency Signature Date
staff count

7. State of Nevada Business License Information:

a.	Is the Lessor a Nevada based business?	☐ YES	☑ NO
b.	Is the Lessor Exempt from obtaining a Business License?	☑ YES	☐ NO
	*If Yes, explain.... Lessor is the State. Lessee is a 501(c)(3) non-profit organization		
c.	Does the Lessor have a current Nevada State Business License?	☐ YES	☑ NO
	**If No, explain.... Lessor is the State.		
d.	The Lessor is registered with the Nevada Secretary of State's Office as a:	LLC ☐ INC ☐ CORP ☐ LP ☐	
e.	Ownership Type (Domestic, Foreign, Government, etc..): N/A		
f.	Nevada Business ID Number: N/A	Exp:	
g.	Is the Lessor's Name the same as the Legal Entity Name?	☐ YES	☐ NO
	**If No, explain.... N/A		
h.	Is this an Arms Length Transaction (No Conflict of Interest)	☑ YES	☐ NO
	**If No, explain....		

8. Compliance with NRS 331.110, Section 1, Paragraph 2:

a.	I/we have considered the reasonableness of the terms of this lease, including cost	☑ YES	☐ NO
b.	I/we have considered other state leased or owned space available for use by this agency	☑ YES	☐ NO

For Board of Examiners ☑ YES ☐ NO

LEASES SUMMARY

BOE #	LESSEE			LESSOR	AMOUNT
1.	DEPARTMENT OF ADMINISTRATION – HEARINGS DIVISION			CARSON HOLDINGS, LLC	$77,190
		Other: This is an amendment to modify the lessor.			
		Term of Lease:	**06/01/2026 – 07/31/2027**	**Located in Carson City**	
2.	DEPARTMENT OF ADMINISTRATION – HEARINGS DIVISION			CARSON HOLDINGS, LLC	$54,780
		Other: This is an amendment to modify the lessor.			
		Term of Lease:	**06/01/2026 – 07/31/2027**	**Located in Carson City**	
3.	DEPARTMENT OF ADMINISTRATION – STATE PUBLIC WORKS DIVISION			API, LLC	$20,400
		This is a new location.			
		Term of Lease:	**10/01/2026 – 09/30/2029**	**Located in Ely**	
4.	DEPARTMENT OF BUSINESS AND INDUSTRY – NEVADA ATTORNEY FOR INJURED WORKERS			CARSON HOLDINGS, LLC	$95,886
		Other: This is an amendment to modify the lessor.			
		Term of Lease:	**06/01/2026 – 07/31/2027**	**Located in Carson City**	
5.	NEVADA DEPARTMENT OF WILDLIFE			JOYCE AND ALFRED SMITH	$329,698
		This is a new location.			
		Term of Lease:	**10/01/2026 – 09/30/2031**	**Located in Carson City**	
6.	NEVADA STATE BOARD OF PHARMACY			TRANSWESTERN INVESTMENT HOLDINGS VD, LLC	$3,792,051
		This is a new location.			
		Term of Lease:	**01/01/2027 – 12/31/2036**	**Located in Las Vegas**	
7.	PUBLIC UTILITIES COMMISSION OF NEVADA			CARSON HOLDINGS, LLC	$996,866
		Other: This is an amendment to modify the lessor.			
		Term of Lease:	**06/01/2026 – 06/30/2028**	**Located in Carson City**	

Please Note: Dates for commencement and BOE targets are initial estimates and may be subject to change in accordance with timeframes of returned documentation.
This Summary is for informational purposes only, any changes in contact information will need to be updated by agency, on agency's copy.

For Budget Division Use Only	
Reviewed by:	
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Department of Administration
Appeals Division
1050 East William Street, Suite 450
Carson City, Nevada 89701
Contact: Lino Jasso
T: (702)486-3409 E: ljasso@admin.nv.gov

Remarks: This is the second lease amendment reflecting the change of ownership from Sierra Medical Complex, LP to ABH1, LLC, and subsequently to Carson Holdings, LLC. The premises were again sold on May 21, 2026, from ABH1, LLC to Carson Holdings, LLC. This second lease amendment shall retroactively commence on June 1, 2026.

Exceptions/Special notes:

2. Lessee: Department of Administration, Public Works Division, Buildings and Grounds
3. Name of Lessor: Carson Holdings, LLC
4. Address of Lessor: PO Box 49626
Los Angeles, CA 90049
5. Property contact: Nicolette Dixon
T: (775)313-3472 E:nicolette.dixon@cushwake.com
6. Address of Lease property: 1050 East William Street, Suite 450
Carson City, Nevada 89701

a. Square Footage: ☐ Rentable ☑ Usable 3,720

b. Cost:

	cost per month	# of months in time frame	cost per year	time frame	**Improvement** cost per square foot	**Base Rent** cost per square foot	**Actual** cost per square foot
	$ 5,766.00	1	$ 5,766.00	June 1, 2026 - July 31, 2026	$0.00	$0.00	$1.55
3%	$ 5,952.00	12	$ 71,424.00	August 1, 2026 - July 31, 2027	$0.00	$0.00	$1.60
c. Total Lease Consideration:		13	$ 77,190.00				

d. Total Improvement Cost: $0.00
e. Option to renew: ☑ Yes ☐ No 90 Renewal terms: One (1) Identical Term
f. Holdover notice: # of Days required 30 Holdover terms: 5%/90
g. Term: One (1) year and One (1) Month remaining under the original Master Lease
h. Pass-thrus/CAM/Taxes ☑ Landlord ☐ Tenant
i. Utilities: ☑ Landlord ☐ Tenant
j. Janitorial: ☑ Landlord ☐ Tenant ☐ 3 day ☐ 5 day ☐ Rural 3 day ☐ Rural 5 day ☐ Other (see special notes)
k. Repairs: Major: ☑ Landlord ☐ Tenant Minor: ☑ Landlord ☐ Tenant
l. Comparable Area Market Rate Average: $1.68
m. Specific termination clause in lease: Breach/Default lack of funding
n. Lease will be paid for by Agency Budget Account Number: 1015

7. This lease constitutes:
☐ An extension of an existing lease
☐ An addition to current facilities (requires estimated expenses)
☐ A relocation (requires estimated expenses)
☐ A new location (requires estimated expenses)
☐ Remodeling only
☑ Other

a. Estimated Expenses: Moving: $0.00 Furnishings: $0.00 Data/Phones: $0.00

STATEWIDE LEASE INFORMATION

We understand that the Agency will be assessed for the services of the Public Works Division, Buildings and Grounds / Leasing Services, through the life of the lease and I hereby agree to pay such assessment.

IF THIS LEASE IS FOR A NEW SPACE, RELOCATION, ADDITION TO EXISTING OR REMODEL OF EXISTING SPACE - PLEASE CONFIRM THAT ALL ASSOCIATED COSTS ARE INCLUDED IN YOUR LEGISLATIVELY APPROVED BUDGET.
Yes_____ No _____ Dec Unit _____

IF NO, PLEASE PROVIDE THE APPROVED WORK PROGRAM NUMBER ADDING THE EXPENSE TO YOUR BUDGET

_____

Joy Gimmer 8/28/26
Authorized Agency Signature Date

For Public Works Information:

8. State of Nevada Business License Information:

a.	Is the Lessor a Nevada based business?	☐ YES	☑ NO	☐ N/A
b.	Is the Lessor Exempt from obtaining a Business License?	☐ YES	☑ NO	
	*If Yes, explain....			
c.	Does the Lessor have a current Nevada State Business License?	☑ YES	☐ NO	
	**If No, explain....			
d.	The Lessor is registered with the Nevada Secretary of State's Office as a:	LLC☑ INC☐	CORP ☐ LP ☐	
e.	Ownership Type (Domestic, Foreign, Government, etc..):	Foreign Limited-Liability Company		
f.	Nevada Business ID Number:	NV20263628976	Exp: 7/31/2027	
g.	Is the Lessor's Name the same as the Legal Entity Name?	☐ YES	☑ NO	
	**If No, explain....	Registered Agents Inc.		
h.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	☑ YES	☐ NO	
i.	State of Nevada Vendor number:	T29053828		
j.	Is this an Arms Length Transaction (No Conflict of Interest)	☑ YES	☐ NO	
	**If No, explain....			

9. Compliance with NRS 331.110, Section 1, Paragraph 2:

a.	I/we have considered the reasonableness of the terms of this lease, including cost	☑ YES	☐ NO
b.	I/we have considered other state leased or owned space available for use by this agency	☑ YES	☐ NO

08/31/26
Authorized Signature Date
Public Works Division

gm
For Board of Examiners ☑ YES ☐ NO

Joe Lombardo
Governor

Joy Grimmer
Director

Mandy Hagler
Deputy Director

Wilfred J. Lewis, Jr.
Administrator

Carson City Office:
406 E. Second Street
Carson City, Nevada 89701
Phone: (775) 684-1800

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
PUBLIC WORKS DIVISION
Buildings and Grounds Section

Las Vegas Office:
7115 Amigo Street, Suite 100
Las Vegas, Nevada 89119
Phone: (702) 486-4300

ROUTING & TRANSMITTAL SLIP

Date: August 31, 2026

To: Bridgette Garrison, Executive Branch Budget Officer

From: Public Works Division, Leasing Services

Subject: For placement on October's 2026 BOE agenda

Projected BOE Date: October 13, 2026 BOE Deadline Date: September 4, 2026

Lessor: Carson Holdings, LLC
Tenant: Department of Administration, Appeals Division
Property Location: 1050 East William Street, Suite 450, Carson City, Nevada 89701

This is a lease amendment for the Department of Administration, Appeals Division. The purpose of this amendment is to formally document and acknowledge the change of ownership for the Williams Street properties from ABH1 LLC to Carson Holdings LLC. This transition in ownership is effective retroactively as of June 1, 2026, and serves solely to update the ownership records associated with the existing lease agreements.

Please note that this amendment does not introduce or modify any terms, conditions, or obligations contained in the current master leases. All provisions, responsibilities, and lease terms previously established remain fully in effect and unchanged.

Thank you,

Leasing Services

RECEIVED
SEP 01 2026
GOVERNOR'S FINANCE OFFICE
BUDGET DIVISION

Please Note: Dates for commencement and BOE targets are initial estimates and may be subject to change in accordance with timeframes of returned documentation.
This Summary is for informational purposes only, any changes in contact information will need to be updated by agency, on agency's copy.

For Budget Division Use Only	
Reviewed by:	
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Department of Administration
Hearings Division
1050 East William Street, Suite 400
Carson City, Nevada 89701
Contact: Lino Jasso
T: (702)486-3409 E: ljasso@admin.nv.gov

Remarks: This is the second lease amendment reflecting the change of ownership from Sierra Medical Complex, LP to ABH1, LLC, and subsequently to Carson Holdings, LLC. The premises were again sold on May 21, 2026, from ABH1, LLC to Carson Holdings, LLC. This second lease amendment shall retroactively commence on June 1, 2026.

Exceptions/Special notes:

2. Lessee: Department of Administration, Public Works Division, Buildings and Grounds
3. Name of Lessor: Carson Holdings, LLC
4. Address of Lessor: PO Box 49626
Los Angeles, CA 90049
5. Property contact: Nicolette Dixon
T: (775)313-3472 E:nicolette.dixon@cushwake.com
6. Address of Lease property: 1050 East William Street, Suite 400
Carson City, Nevada 89701

a. Square Footage: ☐ Rentable ☑ Usable 2,640

b. Cost:

	cost per month	# of months in time frame	cost per year	time frame	**Improvement** cost per square foot	**Base Rent** cost per square foot	**Actual** cost per square foot
	$ 4,092.00	1	$ 4,092.00	June 1, 2026 - July 31, 2026	$0.00	$0.00	$1.55
3%	$ 4,224.00	12	$ 50,688.00	August 1, 2026 - July 31, 2027	$0.00	$0.00	$1.60

c. Total Lease Consideration: 13 $ 54,780.00
d. Total Improvement Cost: $0.00
e. Option to renew: ☑ Yes ☐ No 90 Renewal terms: One (1) Identical Term
f. Holdover notice: # of Days required 30 Holdover terms: 5%/90
g. Term: One (1) year and One (1) Month remaining under the original Master Lease
h. Pass-thrus/CAM/Taxes ☑ Landlord ☐ Tenant
i. Utilities: ☑ Landlord ☐ Tenant
j. Janitorial: ☑ Landlord ☐ Tenant ☐ 3 day ☐ 5 day ☐ Rural 3 day ☐ Rural 5 day ☐ Other (see special notes)
k. Repairs: Major: ☑ Landlord ☐ Tenant Minor: ☑ Landlord ☐ Tenant
l. Comparable Area Market Rate Average: $1.68
m. Specific termination clause in lease: Breach/Default lack of funding
n. Lease will be paid for by Agency Budget Account Number: 1015

7. This lease constitutes:
☐ An extension of an existing lease
☐ An addition to current facilities (requires estimated expenses)
☐ A relocation (requires estimated expenses)
☐ A new location (requires estimated expenses)
☐ Remodeling only
☑ Other

a. Estimated Expenses: Moving: $0.00 Furnishings: $0.00 Data/Phones: $0.00

STATEWIDE LEASE INFORMATION

We understand that the Agency will be assessed for the services of the Public Works Division, Buildings and Grounds / Leasing Services, through the life of the lease and I hereby agree to pay such assessment.

IF THIS LEASE IS FOR A NEW SPACE, RELOCATION, ADDITION TO EXISTING OR REMODEL OF EXISTING SPACE - PLEASE CONFIRM THAT ALL ASSOCIATED COSTS ARE INCLUDED IN YOUR LEGISLATIVELY APPROVED BUDGET.
Yes_____ No _____ Dec Unit _____

IF NO, PLEASE PROVIDE THE APPROVED WORK PROGRAM NUMBER ADDING THE EXPENSE TO YOUR BUDGET

Joy Grimmer — 8/28/26
Authorized Agency Signature — Date

For Public Works Information:

8. State of Nevada Business License Information:

a.	Is the Lessor a Nevada based business?	☐ YES	☑ NO	☐ N/A
b.	Is the Lessor Exempt from obtaining a Business License? *If Yes, explain....	☐ YES	☑ NO	
c.	Does the Lessor have a current Nevada State Business License? **If No, explain....	☑ YES	☐ NO	
d.	The Lessor is registered with the Nevada Secretary of State's Office as a:	LLC ☑ INC ☐	CORP ☐ LP ☐	
e.	Ownership Type (Domestic, Foreign, Government, etc..):	Foreign Limited-Liability Company		
f.	Nevada Business ID Number:	NV20263628976	Exp: 7/31/2027	
g.	Is the Lessor's Name the same as the Legal Entity Name? **If No, explain....	☐ YES Registered Agents Inc.	☑ NO	
h.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	☑ YES	☐ NO	
i.	State of Nevada Vendor number:	T29053828		
j.	Is this an Arms Length Transaction (No Conflict of Interest) **If No, explain....	☑ YES	☐ NO	

9. Compliance with NRS 331.110, Section 1, Paragraph 2:

a.	I/we have considered the reasonableness of the terms of this lease, including cost	☑ YES	☐ NO
b.	I/we have considered other state leased or owned space available for use by this agency	☑ YES	☐ NO

08/31/26
Authorized Signature — Date
Public Works Division

gm
For Board of Examiners ☑ YES ☐ NO

Joe Lombardo
Governor

Joy Grimmer
Director

Mandy Hagler
Deputy Director

Wilfred J. Lewis, Jr.
Administrator

Carson City Office:
406 E. Second Street
Carson City, Nevada 89701
Phone: (775) 684-1800

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
PUBLIC WORKS DIVISION
Buildings and Grounds Section

Las Vegas Office:
7115 Amigo Street, Suite 100
Las Vegas, Nevada 89119
Phone: (702) 486-4300

ROUTING & TRANSMITTAL SLIP

Date: August 31, 2026

To: Bridgette Garrison, Executive Branch Budget Officer

From: Public Works Division, Leasing Services

Subject: For placement on October's 2026 BOE agenda

Projected BOE Date: October 13, 2026 BOE Deadline Date: September 4, 2026

Lessor: Carson Holdings, LLC
Tenant: Department of Administration, Hearings Division
Property Location: 1050 East William Street, Suite 400, Carson City, Nevada 89701

This is a lease amendment for the Department of Administration, Hearings Division. The purpose of this amendment is to formally document and acknowledge the change of ownership for the Williams Street properties from ABH1 LLC to Carson Holdings LLC. This transition in ownership is effective retroactively as of June 1, 2026, and serves solely to update the ownership records associated with the existing lease agreements.

Please note that this amendment does not introduce or modify any terms, conditions, or obligations contained in the current master leases. All provisions, responsibilities, and lease terms previously established remain fully in effect and unchanged.

Thank you,

Leasing Services

Please Note: Dates for commencement and BOE targets are initial estimates and may be subject to change in accordance with timeframes of returned documentation.
This Summary is for informational purposes only, any changes in contact information will need to be updated by agency, on agency's copy.

For Budget Division Use Only	
Reviewed by:	D 9.9.26
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Department of Administration
Public Works Division
680 W Nye Lane, Suite 103
Carson City, Nevada 89703
Contact: Wilfred Lewis
T: (702)486-4570 E: wlewis@admin.nv.gov

Remarks: This is a new full-service lease secured for the State Public Works Division in Ely.The leased space is intended to house the Deputy Administrator-Building Official, who iscurrently working remotely. The agreement includes 180 SF of dedicated office space, along with shared access to a copy room measuring 182 SF and a conference room measuring 140 SF. Access to these shared spaces is provided at no additional cost.The lease has been negotiated at a monthly rate of $550, which includes full use of all shared amenities. The agreement includes annual increases of 3% and is established for a three-year term.

Exceptions/Special notes:

2. Lessee: Department of Administration, Public Works Division, Buildings and Grounds
3. Name of Lessor: API, LLC
4. Address of Lessor: 1060 East Aultman St
Ely, Nevada 89301
5. Property contact: Kenny Almberg
T:(775)289-3038 E:kenna@desertmountainrealty.com
6. Address of Lease property: 1060 East Aultman St
Ely, Nevada 89301

a. Square Footage: ☑ Rentable ☐ Usable 180 (with 322 of shared common area space at no cost)

b. Cost:

	cost per month	# of months in time frame	cost per year	time frame	**Improvement** cost per square foot	**Base Rent** cost per square foot	**Actual** cost per square foot
0%	$ 550.00	12	$ 6,600.00	October 1, 2026 - September 30, 2027	$0.00	$0.00	$3.06
3%	$ 566.50	12	$ 6,798.00	October 1, 2027 - September 30, 2028	$0.00	$0.00	$3.15
3%	$ 583.49	12	$ 7,001.88	October 1, 2028 - September 30, 2029	$0.00	$0.00	$3.24
c. Total Lease Consideration:		36	$ 20,399.88				
d. Total Improvement Cost:					$0.00		

e. Option to renew: ☑ Yes ☐ No Renewal terms: One (1) Identical Term
f. Holdover notice: # of Days required 30 Holdover terms: 5%/90
g. Term: Three (3) Years
h. Pass-thrus/CAM/Taxes: ☑ Landlord ☐ Tenant
i. Utilities: ☑ Landlord ☐ Tenant
j. Janitorial: ☑ Landlord ☐ Tenant ☐ 3 day ☐ 5 day ☐ Rural 3 day ☑ Rural 5 day ☐ Other (see special notes)
k. Repairs: Major: ☑ Landlord ☐ Tenant Minor: ☑ Landlord ☐ Tenant
l. Comparable Area Market Rate Average: Rural - Not available
m. Specific termination clause in lease: Breach/Default lack of funding
n. Lease will be paid for by Agency Budget Account Number: 1562

7. This lease constitutes:
- ☐ An extension of an existing lease
- ☐ An addition to current facilities (requires estimated expenses)
- ☐ A relocation (requires estimated expenses)
- ☑ A new location (requires estimated expenses)
- ☐ Remodeling only
- ☐ Other

a. Estimated Expenses: Moving: $0.00 Furnishings: $0.00 Data/Phones: $0.00

STATEWIDE LEASE INFORMATION

We understand that the Agency will be assessed for the services of the Public Works Division, Buildings and Grounds / Leasing Services, through the life of the lease and I hereby agree to pay such assessment.

IF THIS LEASE IS FOR A NEW SPACE, RELOCATION, ADDITION TO EXISTING OR REMODEL OF EXISTING SPACE - PLEASE CONFIRM THAT ALL ASSOCIATED COSTS ARE INCLUDED IN YOUR LEGISLATIVELY APPROVED BUDGET.

Yes_____ No _____ Dec Unit _____

IF NO, PLEASE PROVIDE THE APPROVED WORK PROGRAM NUMBER ADDING THE EXPENSE TO YOUR BUDGET

08/31/26

Authorized Agency Signature — Date

staff count 1

For Public Works Information:

8. State of Nevada Business License Information:

a.	Is the Lessor a Nevada based business?	☑ YES	☐ NO	☐ N/A
b.	Is the Lessor Exempt from obtaining a Business License?	☐ YES	☑ NO	
	*If Yes, explain....			
c.	Does the Lessor have a current Nevada State Business License?	☑ YES	☐ NO	
	**If No, explain....			
d.	The Lessor is registered with the Nevada Secretary of State's Office as a:	LLC☑ INC☐	CORP ☐ LP ☐	
e.	Ownership Type (Domestic, Foreign, Government, etc..):	Domestic Limited-Liability Company		
f.	Nevada Business ID Number:	NV20171831700	Exp: 12/31/2026	
g.	Is the Lessor's Name the same as the Legal Entity Name?	☐ YES	☑ NO	
	**If No, explain....	Kristina Deuser		
h.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	☑ YES	☐ NO	
i.	State of Nevada Vendor number:	T27045377		
j.	Is this an Arms Length Transaction (No Conflict of Interest)	☑ YES	☐ NO	
	**If No, explain....			

9. Compliance with NRS 331.110, Section 1, Paragraph 2:

a.	I/we have considered the reasonableness of the terms of this lease, including cost	☑ YES	☐ NO
b.	I/we have considered other state leased or owned space available for use by this agency	☑ YES	☐ NO

08/25/26

Authorized Signature — Date

Public Works Division

gm

For Board of Examiners ☑ YES ☐ NO

Joe Lombardo
Governor

Joy Grimmer
Director

Mandy Hagler
Deputy Director

Wilfred J. Lewis, Jr.
Administrator

Carson City Office:
406 E. Second Street
Carson City, Nevada 89701
Phone: (775) 684-1800

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
PUBLIC WORKS DIVISION
Buildings and Grounds Section

Las Vegas Office:
7115 Amigo Street, Suite 100
Las Vegas, Nevada 89119
Phone: (702) 486-4300

ROUTING & TRANSMITTAL SLIP

RECEIVED
SEP 01 2026
GOVERNOR'S FINANCE OFFICE
BUDGET DIVISION

Date: August 25, 2026

To: Tiffany Day, Executive Branch Budget Officer

From: Public Works Division, Leasing Services

Subject: For placement on October's 2026 BOE agenda

Projected BOE Date: October 13th, 2026 BOE Deadline Date: September 4th, 2026

Lessor: API LLC

Tenant: Department of Administration, Public Works Division
Property Location: 1060 East Aultman Street, Ely, Nevada 89301

This is a full-service lease for the Department of Administration, State Public Works Division (SPWD). The lease provides for a three-year term at an initial monthly rental rate of $550.00, with 3% annual increases. The lease will be retroactively effective October 1, 2026.

The leased premises will provide office space for the Division's Deputy Administrator/Building Official, who is currently working remotely because SPWD does not have an existing footprint in Ely. The agreement includes approximately 180 square feet of dedicated office space, along with access to approximately 332 square feet of shared space at no additional cost to the tenant.

Thank you for your time,
Leasing Services

Please Note: Dates for commencement and BOE targets are initial estimates and may be subject to change in accordance with timeframes of returned documentation.
This Summary is for informational purposes only, any changes in contact information will need to be updated by agency, on agency's copy.

For Budget Division Use Only	
Reviewed by:	
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Nevada Department of Wildlife
6980 Sierra Center Parkway, Suite 120
Reno, Nevada 89511
Contact:Caleb McAdoo
E: cmcadoo@ndow.org T:(775)688-1982

Remarks: This is a new five-year NNN lease for the Department of Wildlife. The premises include office space, a warehouse, and a fenced area designated for private use. The lease was negotiated at $0.90 per square foot with annual increases of 3 percent. The tenant is responsible for its proportionate share of property taxes, sewer, insurance, interior maintenance, and operating costs. The lease has been approved by the Governor's Office, CIO Jack Robb.

Exceptions/Special notes: Tenant improvements include installing perimeter fencing to enclose the yard; furnishing and installing privacy fencing; installing razor security wire along the top of the perimeter fencing; and providing a water supply stub to the yard at a reasonable location.

2. Lessee: Department of Administration, Public Works Division, Buildings and Grounds
3. Name of Lessor: Joyce and Alfred Smith
4. Address of Lessor: 3370 Executive Pointe #43
Carson City, Nevada 89706
5. Property contact: Joyce Smith
T: (775)690-5422 E: smithelectric@sbcglobal.net (On Site Contact - Jeff (775)690-5420)
6. Address of Lease property: 3370 Executive Pointe Way
Carson City, Nevada 89706

a. Square Footage: ☑ Rentable ☐ Usable 5,750 (approx. 4,600 of fenced yard space)

b. Cost:

	cost per month	# of months in time frame	cost per year	time frame	Improvement cost per square foot	Base Rent cost per square foot	Actual cost per square foot
0%	$ 5,175.00	12	$ 62,100.00	October 1, 2026 - September 30, 2027	$0.00	$0.00	$0.90
3%	$ 5,330.25	12	$ 63,963.00	October 1, 2027 - September 30, 2028	$0.00	$0.00	$0.93
3%	$ 5,490.16	12	$ 65,881.92	October 1, 2028 - September 30, 2029	$0.00	$0.00	$0.95
3%	$ 5,654.86	12	$ 67,858.32	October 1, 2029 - September 30, 2030	$0.00	$0.00	$0.98
3%	$ 5,824.51	12	$ 69,894.12	October 1, 2030 - September 30, 2031	$0.00	$0.00	$1.01

c. Total Lease Consideration: 60 $ 329,697.36
d. Total Improvement Cost: $0.00
e. Option to renew: ☑ Yes ☐ No Renewal terms: One (1) Identical Term at Market Value
f. Holdover notice: # of Days required 30 Holdover terms: 5%/90
g. Term: Five (5) Years
h. Pass-thrus/CAM/Taxes ☐ Landlord ☑ Tenant
i. Utilities: ☐ Landlord ☑ Tenant
j. Janitorial: ☐ Landlord ☑ Tenant ☐ 3 day ☐ 5 day ☐ Rural 3 day ☐ Rural 5 day ☐ Other (see special notes)
k. Repairs: Major: ☑ Landlord ☐ Tenant Minor: ☐ Landlord ☑ Tenant
l. Comparable Area Market Rate Average: N/A
m. Specific termination clause in lease: Breach/Default lack of funding
n. Lease will be paid for by Agency Budget Account Number: 4460

7. This lease constitutes:
- ☐ An extension of an existing lease
- ☐ An addition to current facilities (requires estimated expenses)
- ☐ A relocation (requires estimated expenses)
- ☑ A new location (requires estimated expenses)
- ☐ Remodeling only
- ☐ Other

a. Estimated Expenses: Moving: $0.00 Furnishings: $0.00 Data/Phones: $2,000.00

STATEWIDE LEASE INFORMATION

We understand that the Agency will be assessed for the services of the Public Works Division / Leasing Services, through the life of the lease and I hereby agree to pay such assessment.

IF THIS LEASE IS FOR A NEW SPACE, RELOCATION, ADDITION TO EXISTING OR REMODEL OF EXISTING SPACE - PLEASE CONFIRM THAT ALL ASSOCIATED COSTS ARE INCLUDED IN YOUR LEGISLATIVELY APPROVED BUDGET.

Yes_____ No ✓ **Dec Unit** _____

IF NO, PLEASE PROVIDE THE APPROVED WORK PROGRAM NUMBER ADDING THE EXPENSE TO YOUR BUDGET

C83332

8/28/2026

Authorized Agency Signature — Date

7

For Public Works Information:

8. State of Nevada Business License Information:

a.	Is the Lessor a Nevada based business?	☑ YES	☐ NO	☐ N/A
b.	Is the Lessor Exempt from obtaining a Business License?	☐ YES	☑ NO	
	*If Yes, explain....			
c.	Does the Lessor have a current Nevada State Business License?	☑ YES	☐ NO	
	**If No, explain....			
d.	The Lessor is registered with the Nevada Secretary of State's Office as a:	LLC ☐	INC ☐	CORP ☐ LP ☐
e.	Ownership Type (Domestic, Foreign, Government, etc..):	Sole Proprieter		
f.	Nevada Business ID Number: NV20101370144		Exp: 7/31/2027	
g.	Is the Lessor's Name the same as the Legal Entity Name?	☑ YES	☐ NO	
	**If No, explain....			
h.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	☑ YES	☐ NO	
i.	State of Nevada Vendor number: T29053813			
j.	Is this an Arms Length Transaction (No Conflict of Interest)	☑ YES	☐ NO	
	**If No, explain....			

9. Compliance with NRS 331.110, Section 1, Paragraph 2:

a.	I/we have considered the reasonableness of the terms of this lease, including cost	☑ YES	☐ NO
b.	I/we have considered other state leased or owned space available for use by this agency	☑ YES	☐ NO

08/31/26

Authorized Signature — Date

Public Works Division

GM

For Board of Examiners ☑ YES ☐ NO

Please Note: Dates for commencement and BOE targets are initial estimates and may be subject to change in accordance with timeframes of returned documentation.
This Summary is for informational purposes only, any changes in contact information will need to be updated by agency, on agency's copy.

For Budget Division Use Only
Reviewed by:
Reviewed by:
Reviewed by:

STATEWIDE LEASE INFORMATION

1. Agency: Department of Business and Industry
Nevada Attorney for Injured Workers
1000 East Williams Street, Suite 208
Carson City, Nevada 89701
Contact: Nancy Sherwood
T: (775)684-7555 E: nsherwood@naiw.nv.gov

Remarks: This is the second lease amendment reflecting the change of ownership from Sierra Medical Complex, LP to ABH1, LLC, and subsequently to Carson Holdings, LLC. The premises were again sold on May 21, 2026, from ABH1, LLC to Carson Holdings, LLC. This second lease amendment shall retroactively commence on June 1, 2026.

Exceptions/Special notes:

2. Lessee: Department of Administration, Public Works Division, Buildings and Grounds
3. Name of Lessor: Carson Holdings, LLC
4. Address of Lessor: PO Box 49626
Los Angeles, CA 90049
5. Property contact: Nicolette Dixon
T: (775)313-3472 E:nicolette.dixon@cushwake.com
6. Address of Lease property: 1000 East William Street, Sute 202, 205, 206, 208, 210 and 212
Carson City, Nevada 89701

a. Square Footage: ☐ Rentable ☑ Usable 4,621

b. Cost:

	cost per month	# of months in time frame	cost per year	time frame	Improvement cost per square foot	Base Rent cost per square foot	Actual cost per square foot
	$ 7,162.55	1	$ 7,162.55	June 1, 2026 - July 31, 2026	$0.00	$0.00	$1.55
3%	$ 7,393.60	12	$ 88,723.20	August 1, 2026 - July 31, 2027	$0.00	$0.00	$1.60
c. Total Lease Consideration:		13	$ 95,885.75				
d. Total Improvement Cost:					$0.00		

e. Option to renew: ☑ Yes ☐ No 90 Renewal terms: One (1) Identical Term
f. Holdover notice: # of Days required 30 Holdover terms: 5%/90
g. Term: One (1) year and One (1) Month remaining under the original Master Lease
h. Pass-thrus/CAM/Taxes ☑ Landlord ☐ Tenant
i. Utilities: ☑ Landlord ☐ Tenant
j. Janitorial: ☑ Landlord ☐ Tenant ☐ 3 day ☐ 5 day ☐ Rural 3 day ☐ Rural 5 day ☐ Other (see special notes)
k. Repairs: Major: ☑ Landlord ☐ Tenant Minor: ☑ Landlord ☐ Tenant
l. Comparable Area Market Rate Average: $1.68
m. Specific termination clause in lease: Breach/Default lack of funding
n. Lease will be paid for by Agency Budget Account Number: 1013

7. This lease constitutes:
- ☐ An extension of an existing lease
- ☐ An addition to current facilities (requires estimated expenses)
- ☐ A relocation (requires estimated expenses)
- ☐ A new location (requires estimated expenses)
- ☐ Remodeling only
- ☑ Other

a. Estimated Expenses: Moving: $0.00 Furnishings: $0.00 Data/Phones: $0.00

STATEWIDE LEASE INFORMATION

We understand that the Agency will be assessed for the services of the Public Works Division, Buildings and Grounds / Leasing Services, through the life of the lease and I hereby agree to pay such assessment.

IF THIS LEASE IS FOR A NEW SPACE, RELOCATION, ADDITION TO EXISTING OR REMODEL OF EXISTING SPACE - PLEASE CONFIRM THAT ALL ASSOCIATED COSTS ARE INCLUDED IN YOUR LEGISLATIVELY APPROVED BUDGET.

Yes_____ No _____ Dec Unit _____

IF NO, PLEASE PROVIDE THE APPROVED WORK PROGRAM NUMBER ADDING THE EXPENSE TO YOUR BUDGET

_____

Maria Atkinson 08/31/2026

Authorized Agency Signature Date

For Public Works Information:

8. State of Nevada Business License Information:

a.	Is the Lessor a Nevada based business?	☐ YES	☑ NO	☐ N/A
b.	Is the Lessor Exempt from obtaining a Business License? *If Yes, explain….	☐ YES	☑ NO	
c.	Does the Lessor have a current Nevada State Business License? **If No, explain….	☑ YES	☐ NO	
d.	The Lessor is registered with the Nevada Secretary of State's Office as a:	LLC☑ INC☐	CORP ☐ LP ☐	
e.	Ownership Type (Domestic, Foreign, Government, etc..):	Foreign Limited-Liability Company		
f.	Nevada Business ID Number:	NV20263628976	Exp: 7/31/2027	
g.	Is the Lessor's Name the same as the Legal Entity Name? **If No, explain….	☐ YES Registered Agents Inc.	☑ NO	
h.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	☑ YES	☐ NO	
i.	State of Nevada Vendor number:	T29053828		
j.	Is this an Arms Length Transaction (No Conflict of Interest) **If No, explain….	☑ YES	☐ NO	

9. Compliance with NRS 331.110, Section 1, Paragraph 2:

a.	I/we have considered the reasonableness of the terms of this lease, including cost	☑ YES	☐ NO
b.	I/we have considered other state leased or owned space available for use by this agency	☑ YES	☐ NO

09/03/26

Authorized Signature Date

Public Works Division

gm

For Board of Examiners ☑ YES ☐ NO

Joe Lombardo
Governor

Joy Grimmer
Director

Mandy Hagler
Deputy Director

Wilfred J. Lewis, Jr.
Administrator

Carson City Office:
406 E. Second Street
Carson City, Nevada 89701
Phone: (775) 684-1800

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
PUBLIC WORKS DIVISION
Buildings and Grounds Section

Las Vegas Office:
7115 Amigo Street, Suite 100
Las Vegas, Nevada 89119
Phone: (702) 486-4300

ROUTING & TRANSMITTAL SLIP

Date: September 3, 2026

To: Nicolette Johnston, Executive Branch Budget Officer

From: Public Works Division, Leasing Services

Subject: For placement on October's 2026 BOE agenda

Projected BOE Date: October 13th, 2026 BOE Deadline Date: September 4th, 2026

Lessor: Carson Holdings LLC
Tenant: Department of Business and Industry, Nevada Attorney for Injured Workers
Property Location: 1000 East William Street, Suite 202, 205, 206, 208, 210 and 212, Carson City, Nevada 89701

This is a lease amendment for the Department of Business and Industry, Nevada Attorney for Injured Workers. The purpose of this amendment is to formally document and acknowledge the change of ownership for Williams Street properties from ABH1 LLC to Carson Holdings LLC. This transition in ownership is effective retroactively as of June 1, 2026, and serves solely to update the ownership records associated with the existing lease agreements.

Please note that this amendment does not introduce or modify any terms, conditions, or obligations contained in their current master lease. All provision, responsibilities, and lease terms previously established remain fully in effect and unchanged.

Thank you,

Leasing Services.

For Budget Division Use Only	
Reviewed by:	9/10/24
Reviewed by:	
Reviewed by:	

REAL PROPERTY LEASE SUMMARY
(FOR BOARDS - COMMISSIONS - STORAGE)

1. Tenant: Nevada State Board of Pharmacy
985 Damonte Ranch Pkwy, Suite 206
Reno, Nevada 89509
Dave Wuest
T: 775-850-1440 E: dwuest@pharmacy.nv.gov

Remarks: This is a new lease to relocate the existing Nevada State Board of Pharmacy Las Vegas office. Relocation is being requested due to expiration of the current lease and planned addition to staffing.

Exceptions/Special notes:

2. Name of Lessor: Transwestern Investment Holdings VD, LLC
3. Address of Lessor: 6018 S. Drango Dr, #110
Las Vegas, NV 89118
4. Property Contact: Transwestern Investment Holdings VD, LLC
6018 S. Durango Dr., #110, Las Vegas, NV 89118
Sabrina Foster, Property Manager
T: 708-369-4300 E: sabrina.foster@svn.com
5. Address of Lease property: 8945 West Russell Road, Suite 300
Las Vegas, NV 89148

a. Square Footage: ☑ Rentable ☐ Usable — 8,892

b. Cost:

	cost per month	# of months in time frame	cost per year	time frame	Improvement cost per square foot	Base Rent cost per square foot	*Actual or Approximate* cost per square foot
	$ 27,565.20	12	$ 330,782.40	01/01/2027-12/31/2027			$3.10
3%	$ 28,392.16	12	$ 340,705.92	01/01/2028-12/31/2028			$3.19
3%	$ 29,243.92	12	$ 350,927.04	01/01/2029-12/31/2029			$3.29
3%	$ 30,121.24	12	$ 361,454.88	01/01/2030-12/31/2030			$3.39
3%	$ 31,024.88	12	$ 372,298.56	01/01/2031-12/31/2031			$3.49
3%	$ 31,955.63	12	$ 383,467.56	01/01/2032-12/31/2032			$3.59
3%	$ 32,914.30	12	$ 394,971.60	01/01/2033-12/31/2033			$3.70
3%	$ 33,901.73	12	$ 406,820.76	01/01/2034-12/31/2034			$3.81
3%	$ 34,918.78	12	$ 419,025.36	01/01/2035-12/31/2035			$3.93
3%	$ 35,966.34	12	$ 431,596.08	01/01/2036-12/31/2036			$4.04
c. Total Lease Consideration:		120	$3,792,050.16				

d. Total Improvement Cost: $0.00

e. Option to renew: ☑ Yes ☐ No — Renewal terms: One 10 year term with written notice and BOE

f. Holdover notice: # of Days required — Holdover terms:

g. Term: 120 Months

h. Pass-thrus/CAM/Taxes: ☑ Landlord ☐ Tenant

i. Utilities: ☑ Landlord ☐ Tenant

j. Janitorial: ☑ Landlord ☐ Tenant ☐ 3 day ☐ 5 day ☐ Rural 3 day ☐ Rural 5 day ☐ Other (see special notes)

k. Repairs: Major: ☑ Landlord ☐ Tenant Minor: ☐ Landlord ☐ Tenant

l. Comparable Area Market Rate Average: $3.50

m. Specific termination clause in lease:

n. Lease will be paid for by Agency Budget Account Number: BDC B022 - Nevada State Board of Pharmacy

6. This lease constitutes:
- ☐ An extension of an existing lease
- ☐ An addition to current facilities (**requires estimated expenses**)
- ☐ A relocation (**requires estimated expenses**)
- ☑ A new location (**requires estimated expenses**)
- ☐ Other

a. **Estimated Expenses**: Moving: $0.00 Furnishings: $0.00 Data/Phones: $0.00

REAL PROPERTY LEASE SUMMARY
(FOR BOARDS - COMMISSIONS - STORAGE)

IF THIS LEASE IS FOR A NEW SPACE, RELOCATION, ADDITION TO EXISTING OR REMODEL OF EXISTING SPACE - PLEASE CONFIRM THAT ALL ASSOCIATED COSTS ARE INCLUDED IN YOUR LEGISLATIVELY APPROVED BUDGET.
Yes__X___ No _____ Dec Unit _____

IF NO, PLEASE PROVIDE THE APPROVED WORK PROGRAM NUMBER ADDING THE EXPENSE TO YOUR BUDGET

_____

Authorized Agency Signature 9/3/26 Date

staff count

7. State of Nevada Business License Information:

a.	Is the Lessor a Nevada based business?	☑ YES	☐ NO
b.	Is the Lessor Exempt from obtaining a Business License?	☐ YES	☑ NO
	*If Yes, explain....		
c.	Does the Lessor have a current Nevada State Business License?	☑ YES	☐ NO
	**If No, explain....		
d.	The Lessor is registered with the Nevada Secretary of State's Office as a:	LLC ☑ INC ☐ CORP ☐ LP ☐	
e.	Ownership Type (Domestic, Foreign, Government, etc..):	Foreign Limited-Liability Company	
f.	Nevada Business ID Number: NV20151471596	Exp:	
g.	Is the Lessor's Name the same as the Legal Entity Name?	☑ YES	☐ NO
	**If No, explain....		
h.	Is this an Arms Length Transaction (No Conflict of Interest)	☑ YES	☐ NO
	**If No, explain....		

8. Compliance with NRS 331.110, Section 1, Paragraph 2:

a.	I/we have considered the reasonableness of the terms of this lease, including cost	☑ YES	☐ NO
b.	I/we have considered other state leased or owned space available for use by this agency	☑ YES	☐ NO

For Board of Examiners ☑ YES ☐ NO

Please Note: Dates for commencement and BOE targets are initial estimates and may be subject to change in accordance with timeframes of returned documentation. This Summary is for informational purposes only, any changes in contact information will need to be updated by agency, on agency's copy.

For Budget Division Use Only	
Reviewed by:	
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Public Utilities Commission of Nevada
1150 East William Street
Carson City, Nevada 89701
Contact: Bre Potter
T: (775) 684-6167 E:bpotter@puc.nv.gov

Remarks: This is the third lease amendment reflecting the change of ownership from Carson City NV | SGF LLC to ABH1, LLC, and subsequently to Carson Holdings, LLC. The premises were again sold on May 21, 2026, from ABH1, LLC to Carson Holdings, LLC. This third lease amendment shall retroactively commence on June 1, 2026.

Exceptions/Special notes:

2. Lessee: Department of Administration, Public Works Division, Buildings and Grounds
3. Name of Lessor: Carson Holdings, LLC
4. Address of Lessor: PO Box 49626
Los Angeles, CA 90049
5. Property contact: Nicolette Dixon
T: (775)313-3472 E:nicolette.dixon@cushwake.com
6. Address of Lease property: 1150 East William Street
Carson City, Nevada

a. Square Footage: ☐ Rentable ☑ Usable 23,279

b. Cost:

	cost per month	# of months in time frame	cost per year	time frame	Improvement cost per square foot	Base Rent cost per square foot	Actual cost per square foot
	$ 38,751.15	1	$ 38,751.15	June 1, 2026 - June 30, 2026	$0.00	$0.00	$1.66
	$ 39,526.17	12	$ 474,314.04	July 1, 2026 - June 30, 2027	$0.00	$0.00	$1.70
2%	$ 40,316.70	12	$ 483,800.40	July 1, 2027 - June 30, 2028	$0.00	$0.00	$1.73
c. Total Lease Consideration:		25	$ 996,865.59				
d. Total Improvement Cost:					$0.00		

e. Option to renew: ☑ Yes ☐ No 90 Renewal terms: One (1) Identical Term
f. Holdover notice: # of Days required 30 Holdover terms: 5%/90
g. Term: Two (2) Years and One (1) Month remaining under the original Master Lease
h. Pass-thrus/CAM/Taxes ☑ Landlord ☐ Tenant
i. Utilities: ☑ Landlord ☐ Tenant
j. Janitorial: ☑ Landlord ☐ Tenant ☐ 3 day ☑ 5 day ☐ Rural 3 day ☐ Rural 5 day ☐ Other (see special notes)
k. Repairs: Major: ☑ Landlord ☐ Tenant Minor: ☑ Landlord ☐ Tenant
l. Comparable Area Market Rate Average: $1.72
m. Specific termination clause in lease: Breach/Default lack of funding
n. Lease will be paid for by Agency Budget Account Number: 3920

7. This lease constitutes:
- ☐ An extension of an existing lease
- ☐ An addition to current facilities (requires estimated expenses)
- ☐ A relocation (requires estimated expenses)
- ☐ A new location (requires estimated expenses)
- ☐ Remodeling only
- ☑ Other

a. Estimated Expenses: Moving: $0.00 Furnishings: $0.00 Data/Phones: $0.00

STATEWIDE LEASE INFORMATION

We understand that the Agency will be assessed for the services of the Public Works Division, Buildings and Grounds / Leasing Services, through the life of the lease and I hereby agree to pay such assessment.

IF THIS LEASE IS FOR A NEW SPACE, RELOCATION, ADDITION TO EXISTING OR REMODEL OF EXISTING SPACE - PLEASE CONFIRM THAT ALL ASSOCIATED COSTS ARE INCLUDED IN YOUR LEGISLATIVELY APPROVED BUDGET.
Yes_____ No_____ Dec Unit _____

IF NO, PLEASE PROVIDE THE APPROVED WORK PROGRAM NUMBER ADDING THE EXPENSE TO YOUR BUDGET

_____

8/31/24
Authorized Agency Signature — Date
76

For Public Works Information:

8. State of Nevada Business License Information:

a.	Is the Lessor a Nevada based business?	☐ YES	☑ NO	☐ N/A
b.	Is the Lessor Exempt from obtaining a Business License? *If Yes, explain....	☐ YES	☑ NO	
c.	Does the Lessor have a current Nevada State Business License? **If No, explain....	☑ YES	☐ NO	
d.	The Lessor is registered with the Nevada Secretary of State's Office as a:	LLC ☑ INC ☐	CORP ☐ LP ☐	
e.	Ownership Type (Domestic, Foreign, Government, etc..):	Foreign Limited-Liability Company		
f.	Nevada Business ID Number: NV20263628976	Exp: 7/31/2027		
g.	Is the Lessor's Name the same as the Legal Entity Name? **If No, explain.... Registered Agents Inc.	☐ YES	☑ NO	
h.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	☑ YES	☐ NO	
i.	State of Nevada Vendor number: T29053828			
j.	Is this an Arms Length Transaction (No Conflict of Interest) **If No, explain....	☑ YES	☐ NO	

9. Compliance with NRS 331.110, Section 1, Paragraph 2:

a.	I/we have considered the reasonableness of the terms of this lease, including cost	☑ YES ☐ NO
b.	I/we have considered other state leased or owned space available for use by this agency	☑ YES ☐ NO

08/31/26
Authorized Signature — Date
Public Works Division

gm
For Board of Examiners ☑ YES ☐ NO

Joe Lombardo
Governor

Joy Grimmer
Director

Mandy Hagler
Deputy Director

Wilfred J. Lewis, Jr.
Administrator

Carson City Office:
406 E. Second Street
Carson City, Nevada 89701
Phone: (775) 684-1800

Las Vegas Office:
7115 Amigo Street, Suite 100
Las Vegas, Nevada 89119
Phone: (702) 486-4300

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
PUBLIC WORKS DIVISION
Buildings and Grounds Section

ROUTING & TRANSMITTAL SLIP

Date: September 3, 2026

To: Dustin Speed, Executive Branch Budget Officer

From: Public Works Division, Leasing Services

Subject: For placement on October's 2026 BOE agenda

RECEIVED
SEP 04 2026
GOVERNOR'S FINANCE OFFICE
BUDGET DIVISION

Projected BOE Date: October 13th, 2026

BOE Deadline Date: September 4th, 2026

Lessor: Carson Holdings LLC
Tenant: Public Utilities Commission
Property Location: 1150 East William Street, Carson City, Nevada 89701

This is a lease amendment for the Public Utilities Commission. The purpose of this amendment is to formally document and acknowledge the change of ownership for Williams Street properties from ABH1 LLC to Carson Holdings LLC. This transition in ownership is effective retroactively as of June 1, 2026, and serves solely to update the ownership records associated with the existing lease agreements.

Please note that this amendment does not introduce or modify any terms, conditions, or obligations contained in their current master lease. All provision, responsibilities, and lease terms previously established remain fully in effect and unchanged.

Thank you,

Leasing Services.

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
1.	014	GOVERNOR'S OFFICE - OFFICE OF SCIENCE, INNOVATION AND TECHNOLOGY	TEL/LOGIC INC., DBA E-RATE CENTRAL	GENERAL 25% FEDERAL 75%	$415,703	
	Contract Description:	This is fifth amendment to the original contract which provides ongoing broadband technical support, project management, and consulting services. This amendment increases the maximum amount from $3,176,915.16 to $3,592,617.90 due to the increased need for these services.				
		Term of Contract:	07/13/2021 - 06/30/2027	Contract # 24507		
2.	015	GOVERNOR'S OFFICE OF FINANCE - CORE.NV	CGI TECHNOLOGIES AND SOLUTIONS, INC.	GENERAL 81% HIGHWAY 19%	$5,105,125	
	Contract Description:	This is the third amendment to the original contract which provides systems integrations for the state's financial and human resources systems. This amendment increases the maximum amount from $94,894,785 to $100,000,000 due to increasing change control cost.				
		Term of Contract:	09/12/2023 - 09/30/2028	Contract # 28160		
3.	030	ATTORNEY GENERAL'S OFFICE - ADMINISTRATIVE BUDGET ACCOUNT	COLLINS + COLLINS, LLP	OTHER: STATUTORY CONTINGENCY	$119,925	Professional Service
	Contract Description:	This is a new contract to provide special counsel services.				
		Term of Contract:	08/19/2026 - 12/31/2027	Contract # 33014		
4.	030	ATTORNEY GENERAL'S OFFICE - SPECIAL LITIGATION FUND	ADAMS NATURAL RESOURCES CONSULTING SERVICES, LLC	GENERAL	$360,000	Professional Service
	Contract Description:	This is the second amendment to the original contract which provides ongoing legal and consulting services in regard to the proposed Yucca Mountain nuclear waste repository. This amendment increases the maximum amount from $360,000 to $720,000 due to the increased need for these services.				
		Term of Contract:	10/01/2024 - 09/30/2028	Contract # 29729		
5.	060	CONTROLLER'S OFFICE	BAKER TILLY ADVISORY GROUP, LP	GENERAL	$2,108,000	Professional Service
	Contract Description:	This is a new contract to provide accounting advisory services to accelerate the issuance of financial reporting for fiscal years 2025 and 2026. **This contract is contingent upon IFC approval of the work program #C84761.**				
		Term of Contract:	Upon Approval - 08/31/2027	Contract # 33020		

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
6.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - BUILDINGS AND GROUNDS	ENTERPRISE JANITORIAL INC.	OTHER: BUILDINGS AND GROUNDS RENTAL INCOME	$146,331	
	Contract Description:	This is the first amendment to the original contract which provides ongoing janitorial services for the Department of Motor Vehicles building located in Carson City. This amendment extends the termination date from November 30, 2026 to July 31, 2027 and increases the maximum amount from $817,537.04 to $963,868.00 to allow services to continue while a solicitation is completed.				
		Term of Contract:	12/01/2022 - 07/31/2027	Contract # 26835		
7.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - BUILDINGS AND GROUNDS	NELLIS BUILDING SERVICES	OTHER:	$303,087	
	Contract Description:	This is a new contract to provide ongoing pigeon control and clean up services at the Supreme Court building and the Campos building located in Las Vegas.				
		Term of Contract:	Upon Approval - 10/13/2030	Contract # 32670		
8.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - HEALTH AND HUMAN SERVICES CIP PROJECTS - NON-EXEC	PAUL CAVIN ARCHITECT LLC	GENERAL	$178,600	Professional Service
	Contract Description:	This is a new contract to provide professional architectural/engineering services for the Facility Maintenance (Department of Health and Human Services) Electrical & HVAC Upgrade, Building 22 (NNAMHS) CIP Project, to include the design and construction of the replacement of the main service entrance, conductors, conduit, panelboards, switches, receptacles, lighting, mechanical equipment connections, fire alarm systems, and telephone/ data systems, and the removal of window air conditioning units and unit heaters, and the installation of package rooftop units, associated electrical, and temperature controls: CIP Project No. 25-M02-16; SPWD Contract No. 119059				
		Term of Contract:	Upon Approval - 06/30/2029	Contract # 32918		

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
9.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - HEALTH AND HUMAN SERVICES CIP PROJECTS - NON-EXEC	PURCELL ELECTRICAL PROFESSIONAL CORPORATION	GENERAL	($123,750)	Professional Service
	Contract Description:	This is the second amendment to the original contract which provides professional architectural/engineering services for the Facility Maintenance (Department of Health and Human Services) Electrical & HVAC Upgrade, Building 22 (NNAMHS) CIP Project: CIP Project No. 25-M02-16; SPWD Contract No. 118320. This amendment decreases the maximum amount from $199,000 to $75,250 due to the end of the contract with PK Electrical as prime consultant at the design development phase.				
		Term of Contract:	01/13/2026 - 06/30/2029	Contract # 31410		
10.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - DEPARTMENT OF ADMINISTRATION CIP PROJECTS - NON-EXEC	CMB CONSULTANTS LC	BONDS	$304,175	Professional Service
	Contract Description:	This is a new contract to provide miscellaneous services for the Third-Party Commissioning, Administration Building CIP Project, to include documents for a new 130,000 square-foot administration building, including pre-functional and functional performance testing activities with static testing, conductor performed, point-to-point verification, sequence of operations testing, power monitoring, test and balance reports, and field verification for the design and construction of the new administration building located in Carson City: CIP Project No. 23-C30; SPWD Contract No. 119116.				
		Term of Contract:	Upon Approval - 06/30/2027	Contract # 32999		
11.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS	HERSHENOW + KLIPPENSTEIN ARCHITECTS, LTD	OTHER: AGENCY FUNDED CIP	$1,500,500	Professional Service
	Contract Description:	This is the first amendment to the original contract which provides professional architectural/engineering services for the UNR Advanced Planning Life Sciences Building CIP Project: CIP Project No. 26-A01; SPWD Contract No. 118167. This amendment increases the maximum amount from $9,308,300 to $10,808,800 due to additional design services for additional space programming, square footage and natural history museum space design, and to remove evaluation for connection to the campus chilled water system.				
		Term of Contract:	11/12/2025 - 06/30/2027	Contract # 31173		

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
12.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS	VERUS ASSOCIATES NEVADA LLC	OTHER: AGENCY FUNDED CIP	$250,000	Professional Service
	Contract Description:	This is a new contract to provide ongoing professional Electrical Plan Checking services for CIP Projects: SPWD Contract No. 119113				
		Term of Contract:	Upon Approval - 06/30/2027	Contract # 32996		
13.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS	WOOD RODGERS, INC.	OTHER: AGENCY FUNDED CIP	$169,700	Professional Service
	Contract Description:	This is a new contract to provide miscellaneous services for the Base Wide Geotechnical Investigation CIP Project, to include heavy weight deflectometer testing to apply an impulse load to the pavement surface to measure the resulting deflection, structural condition and subgrade support, field exploration that includes laboratory testing of selected materials, and the analysis, reporting, and evaluation of existing pavement condition, including cracking, potholes, rutting and raveling: CIP Project No. 27-A01; SPWD Contract No. 119006.				
		Term of Contract:	Upon Approval - 09/30/2029	Contract # 32873		
14.	102	GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT	CARSON CITY LIBRARY	OTHER: T-MOBILE SETTLEMENT FUNDS	$594,288	Exempt
	Contract Description:	This is the first amendment to the original interlocal agreement which provides ongoing workforce training for underserved communities. This amendment extends the termination date from September 30, 2026 to September 30, 2027 and increases the maximum amount from $1,472,028 to $2,066,316 due to the continued need for these services.				
		Term of Contract:	06/11/2024 - 09/30/2027	Contract # 28792		
15.	111	DEPARTMENT OF INDIGENT DEFENSE SERVICES	MARC PICKER LAW	GENERAL	$192,750	Professional Service
	Contract Description:	This is the first amendment to the original contract which provides a public defender on an emergency basis. This amendment extends the termination date from October 30, 2026 to March 8, 2027 and increases the maximum amount from $99,750 to $ 292,500 due to the continued need for this service.				
		Term of Contract:	08/24/2026 - 03/08/2027	Contract # 32935		
16.	180	GOVERNOR'S TECHNOLOGY OFFICE - COMPUTER FACILITY	INSIGHT PUBLIC SECTOR, INC.	GENERAL	$136,251	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV23-12500 which provides the purchase of software licensing, support and related services. This service agreement provides Microsoft Unified Enterprise Support add-on services.				
		Term of Contract:	Upon Approval - 07/30/2027	Contract # 32911		

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
17.	180	GOVERNOR'S TECHNOLOGY OFFICE - NETWORK TRANSPORT SERVICES	AVIAT US INC	OTHER: INTERNAL SERVICE FUNDS	$400,000	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV26-28949 which provides public safety communications products, services, and solutions. This service agreement provides specialized microwave services, necessary to maintain the operational life of the microwave communications infrastructure.				
		Term of Contract:	Upon Approval - 12/31/2028	Contract # 32954		
18.	240	DEPARTMENT OF VETERANS SERVICES - GENERAL VETERANS SERVICES-FEES - NON-EXEC	COMBINED ARMS, INC.	OTHER: LICENSE PLATE FUNDS	$977,000	
	Contract Description:	This is a new contract to provide data aggregation and a veteran benefit resource center.				
		Term of Contract:	Upon Approval - 11/30/2028	Contract # 32973		
19.	300	DEPARTMENT OF EDUCATION - EDUCATOR EFFECTIVENESS	CENTER FOR THE FUTURE OF LEARNING	GENERAL	$1,339,794	
	Contract Description:	This is a new contract to provide support for the Commission on Innovation and Excellence in Education.				
		Term of Contract:	Upon Approval - 06/30/2027	Contract # 32804		
20.	300	DEPARTMENT OF EDUCATION - SAFE AND RESPECTFUL LEARNING	BOARD OF REGENTS, NEVADA SYSTEM OF HIGHER EDUCATION - OBO UNIVERSITY OF NEVADA, RENO	FEDERAL	$879,000	Exempt
	Contract Description:	This is a new interlocal agreement to provide support for the expansion of Education Specialists in the School Psychology program.				
		Term of Contract:	Upon Approval - 01/31/2029	Contract # 32546		
21.	315	STATE PUBLIC CHARTER SCHOOL AUTHORITY	ANDERSEN BEEDE WEISENMILLER LLC	FEE: SPONSORSHIP	$214,980	Professional Service
	Contract Description:	This is a new contract to provide ongoing counsel services.				
		Term of Contract:	Upon Approval - 09/30/2027	Contract # 32981		

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
22.	400	DEPARTMENT OF HUMAN SERVICES - DIRECTOR'S OFFICE - GRANTS MANAGEMENT UNIT	KPS/3	GENERAL 19% OTHER: FUND FOR A HEALTHY NEVADA 81%	$265,000	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV23-17886 which provides consulting, marketing, and education services. This service agreement provides end to end modernization of five Department of Human Services websites.				
		Term of Contract:	Upon Approval - 06/30/2027	Contract # 33008		
23.	402	DEPARTMENT OF HUMAN SERVICES - AGING AND DISABILITY SERVICES DIVISION - DESERT REGIONAL CENTER	CONTI LLC	FEDERAL	$237,138	Sole Source
	Contract Description:	This is a new contract to provide surveillance cameras and installation services for existing medical facility buildings.				
		Term of Contract:	Upon Approval - 12/31/2026	Contract # 32963		
24.	406	DEPARTMENT OF HUMAN SERVICES - PUBLIC AND BEHAVIORAL HEALTH - NORTHERN NEVADA ADULT MENTAL HEALTH SERVICES	MESA ENERGY SYSTEMS, INC.	GENERAL	$92,704	
	Contract Description:	This is the first amendment to the original contract which provides ongoing heating, ventilation, and air conditioning repair and maintenance services to the northern facilities. This amendment increases the maximum amount from $99,000.00 to $191,703.50 due to the increased need for these services.				
		Term of Contract:	08/01/2025 - 07/31/2029	Contract # 30913		
25.	407	DEPARTMENT OF HUMAN SERVICES - DIVISION OF SOCIAL SERVICES - ADMINISTRATION	CDW GOVERNMENT LLC	FEDERAL	$119,150	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV25-27248 which provides IBM hardware, software, and services. This service agreement provides an on-premises IBM FileNet P8 upgrade and addresses security concerns, maintains vendor support and patch ability, improves reliability, and supports regulatory compliance.				
		Term of Contract:	Upon Approval - 12/31/2026	Contract # 32922		

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
26.	409	DEPARTMENT OF HUMAN SERVICES - CHILD AND FAMILY SERVICES - FAMILY SUPPORT PROGRAM	MAGELLAN HEALTHCARE, INC.	FEDERAL	($8,290,529)	
	Contract Description:	This is the third amendment to the original contract which provides care management for children, youth, and young adults with complex behavioral health needs. This amendment decreased the maximum amount from $22,920,305.45 to $14,629,774.00 due to a decrease in the monthly amount.				
		Term of Contract:	08/08/2023 - 12/31/2026	Contract # 27941		
27.	409	DEPARTMENT OF HUMAN SERVICES - CHILD AND FAMILY SERVICES - SOUTHERN NEVADA CHILD AND ADOLESCENT SERVICES	IMAGEFIRST OF CALIFORNIA LLC	GENERAL 73% FEDERAL 27%	$203,973	
	Contract Description:	This is a new contract to provide linen and laundry services to Desert Willow Treatment Center.				
		Term of Contract:	11/01/2026 - 10/31/2030	Contract # 32871		
28.	410	NEVADA HEALTH AUTHORITY - DIRECTOR'S OFFICE - ADMINISTRATION	NYE COUNTY SCHOOL DISTRICT	FEDERAL	$480,000	Exempt
	Contract Description:	This is a new interlocal agreement to provide administrative cost recovery relating to the administrative functions of the school district for current or potential Nevada Medicaid and Nevada Check Up eligible students.				
		Term of Contract:	07/01/2026 - 06/30/2030	Contract # 32773		
29.	410	NEVADA HEALTH AUTHORITY - DIRECTOR'S OFFICE - ADMINISTRATION	PUBLIC HEALTH SUPPORTIVE SERVICES LLC	FEDERAL	$119,500	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV23-17889 which provides consulting, marketing, and education services. This service agreement will provide resource development, training, and technical assistance services to support Medicaid School Health Services.				
		Term of Contract:	Upon Approval - 06/30/2027	Contract # 32988		

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
30.	410	NEVADA HEALTH AUTHORITY - DIRECTOR'S OFFICE - ADMINISTRATION	VERISYS CORPORATION	GENERAL 25% FEDERAL 75%	$3,622,299	
	Contract Description:	This is the first amendment to the original contract which provides centralized credentialing and recredentialing services. This amendment extends the termination date from March 12, 2024 to June 30, 2030 and increases the maximum amount from $5,171,500.00 to $8,793,799.30 due to the continued need for these services.				
		Term of Contract:	03/12/2024 - 06/30/2030	Contract # 28903		
31.	410	NEVADA HEALTH AUTHORITY - DIRECTOR'S OFFICE - RURAL HEALTH TRANSFORMATION	BERRY, DUNN, MCNEIL & PARKER, LLC	FEDERAL	$512,500	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV26-27688 which provides procurement assistance and support services. This agreement provides support for implementation of the Rural Health Transformation Program.				
		Term of Contract:	11/02/2026 - 10/30/2027	Contract # 32984		
32.	414	NEVADA HEALTH AUTHORITY - NEVADA MEDICAID - MEDICAID	MEDICAL TRANSPORTATION MANAGEMENT, INC.	GENERAL 30% FEDERAL 70%	$71,754,248	
	Contract Description:	This is a new contract to provide non-emergency transportation brokerage services throughout Nevada.				
		Term of Contract:	Upon Approval - 12/31/2030	Contract # 33031		
33.	414	NEVADA HEALTH AUTHORITY - NEVADA MEDICAID - MEDICAID	WASHOE COUNTY - OBO WASHOE COUNTY JUVENILE SERVICES	FEDERAL	$1,372,928	Exempt
	Contract Description:	This is a new interlocal agreement to provide Targeted Case Management and administrative service cost recovery.				
		Term of Contract:	10/01/2026 - 09/30/2030	Contract # 32613		

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
34.	415	NEVADA HEALTH AUTHORITY - DIVISION OF CONSUMER HEALTH - SILVER STATE HEALTH INSURANCE EXCHANGE ADMINISTRATION	THE ABBI AGENCY	FEE: CARRIER PREMIUM	$3,200,000	
	Contract Description:	This is the third amendment to the original contract which provides integrated marketing and outreach services aimed at facilitating the sale of qualified health and dental plans to underinsured and uninsured Nevadans through Nevada Health Link. This amendment extends the termination date from March 31, 2027 to March 31, 2028 and increases the maximum amount from $19,200,000 to $22,400,000 due to the continued need for these services.				
		Term of Contract:	03/09/2021 - 03/31/2028	Contract # 23962		
35.	431	OFFICE OF THE MILITARY	ACE FIRE SYSTEMS, LLC	GENERAL 50% FEDERAL 50%	$399,999	
	Contract Description:	This is a new contract to provide fire and alarm security services for the southern locations.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32798		
36.	431	OFFICE OF THE MILITARY	AECOM TECHNICAL SERVICES, INC.	FEDERAL	$198,659	Professional Service
	Contract Description:	This is a new contract to provide architectural/engineering services for assessing and updating the Nevada National Guard BUILDER Sustainment Management System program.				
		Term of Contract:	Upon Approval - 09/30/2029	Contract # 31143		
37.	431	OFFICE OF THE MILITARY	ARAMARK CORRECTIONAL SERVICES, LLC	GENERAL 25% FEDERAL 75%	$1,768,854	
	Contract Description:	This is a new contract to provide food services to the Battle Born Youth Challenge Academy located in Carlin.				
		Term of Contract:	Upon Approval - 10/31/2030	Contract # 32974		
38.	431	OFFICE OF THE MILITARY	CLEAN HARBORS ENVIRONMENTAL SERVICES, INC.	GENERAL	$200,000	
	Contract Description:	This is a new contract to provide hazardous waste transportation and disposal services.				
		Term of Contract:	Upon Approval - 10/12/2030	Contract # 32975		

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
39.	431	OFFICE OF THE MILITARY	KILOWATT ENGINEERING, INC. DBA KW ENGINEERING INC.	FEDERAL	$118,630	Professional Service
	Contract Description:	This is a new contract to provide professional architectural/engineering services to update the energy and water plan.				
		Term of Contract:	Upon Approval - 07/31/2028	Contract # 32908		
40.	431	OFFICE OF THE MILITARY	POWERCOMM SOLUTIONS, LLC	GENERAL 50% FEDERAL 50%	$399,999	
	Contract Description:	This is a new contract to provide fire and alarm security services for the northern locations.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32789		
41.	440	DEPARTMENT OF CORRECTIONS - DIRECTOR'S OFFICE	N. HARRIS COMPUTER CORPORATION	GENERAL	$226,573	Sole Source
	Contract Description:	This is a new contract to provide ongoing maintenance and support for a new sentence calculation for the Nevada Offender Tracking Information System.				
		Term of Contract:	Upon Approval - 06/30/2027	Contract # 32545		
42.	440	DEPARTMENT OF CORRECTIONS - LOVELOCK CORRECTIONAL CENTER	SIERRA BOILER SERVICE, INC.	GENERAL	$685,200	
	Contract Description:	This is a new contract to provide the installation and purchase of five new boilers. **This contract is contingent upon IFC approval of work program #27BT3752.**				
		Term of Contract:	Upon Approval - 12/31/2028	Contract # 33029		
43.	440	DEPARTMENT OF CORRECTIONS - INMATE WELFARE ACCOUNT	GLOBAL TEL*LINK CORPORATION DBA VIAPATH TECHNOLOGIES	OTHER: REVENUE	$10,000,000	
	Contract Description:	This is a new revenue service agreement under statewide contract #99SWC-NV22-13388 which provides inmates with accessible communication services. This service agreement provides offenders with accessible communication services.				
		Term of Contract:	07/01/2026 - 12/31/2028	Contract # 32970		

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
44.	651	DEPARTMENT OF PUBLIC SAFETY - NEVADA HIGHWAY PATROL DIVISION	INSIGHT PUBLIC SECTOR, INC.	HIGHWAY	$139,668	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV23-12500 which provides software value-added resources. This service agreement provides annual software maintenance and technical support services for the AssetWorks FleetFocus Fleet Management System.				
		Term of Contract:	Upon Approval - 07/31/2029	Contract # 32264		
45.	651	DEPARTMENT OF PUBLIC SAFETY - NEVADA HIGHWAY PATROL DIVISION	INSIGHT PUBLIC SECTOR, INC.	HIGHWAY	$439,788	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV24-21684 which provides information technology and services. This service agreement provides system integration of the AssetWorks GPS vehicle data into FleetFocus vehicle maintenance database.				
		Term of Contract:	11/01/2026 - 06/30/2029	Contract # 32265		
46.	700	STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES - ADMINISTRATION	UNITED STATES DEPARTMENT OF INTERIOR	GENERAL	$135,190	Exempt
	Contract Description:	This is a new interlocal agreement to provide ongoing sagebrush ecosystem habitat restoration tools to study sage grouse as an umbrella species.				
		Term of Contract:	Upon Approval - 06/30/2027	Contract # 33016		
47.	B011	LICENSING BOARDS AND COMMISSIONS - CONTRACTORS	HAYES WAKAYAMA LLC	FEE: LICENSURE	$200,000	Professional Service
	Contract Description:	This is a new contract to provide ongoing legal services.				
		Term of Contract:	Upon Approval - 10/13/2028	Contract # 32993		

CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
48.	B022	LICENSING BOARDS AND COMMISSIONS - PHARMACY	KANDT LAW PLLC	FEE: LICENSURE 72% OTHER: BJA HAROLD ROGERS GRANT 28%	$360,000	Professional Service
	Contract Description:	This is the first amendment to the original contract which provides legal and hearing officer services. This amendment extends the termination date from November 29, 2026 to November 30, 2029 and increases the maximum amount from $360,000 to $720,000 due to the continued need for these services.				
		Term of Contract:	11/30/2024 - 11/29/2026	Contract # 29866		
49.	B026	LICENSING BOARDS AND COMMISSIONS - OSTEOPATHIC MEDICINE	FENNEMORE CRAIG, P.C.	FEE: LICENSURE	$56,000	Professional Service
	Contract Description:	This is the first amendment to the original contract which provides ongoing legal services. This amendment increases the maximum amount from $95,000 to $151,000 due to an increase in legal matters requiring outside counsel.				
		Term of Contract:	07/30/2025 - 02/28/2027	Contract # 30904		

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **24507**

Amendment Number: **5**

Legal Entity Name: TEL/LOGIC INC., DBA E-RATE CENTRAL

Agency Name: **OFFICE OF SCIENCE, INNOVATION AND TECHNOLOGY**

Contractor Name: **TEL/LOGIC INC., DBA E-RATE CENTRAL**

Agency Code: **014**

Address: **400 POST AVE STE 410**

Appropriation Unit: **1003-11**

Is budget authority available?: **Yes**

City/State/Zip **WESTBURY, NY 11590-2291**

If "No" please explain: Not Applicable

Contact/Phone: Melinda Van Patten 516-801-7828

Vendor No.: T29039669

NV Business ID: NV20171445786

To what State Fiscal Year(s) will the contract be charged? **2022-2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**25.00 %**	Fees	0.00 %
X	Federal Funds	**75.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: RFP # 01GO-S1463

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/13/2021**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **06/30/2027**

Contract term: **5 years and 353 days**

4. Type of contract: **Contract**

Contract description: **Broadband Consulting**

5. Purpose of contract:

This is fifth amendment to the original contract which provides ongoing broadband technical support, project management, and consulting services. This amendment increases the maximum amount from $3,176,915.16 to $3,592,617.90 due to the increased need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$2,211,840.00	$2,211,840.00	$2,211,840.00	Yes - Action
	a. Amendment 1:	$159,100.00	$159,100.00	$159,100.00	Yes - Action
	b. Amendment 2:	$50,000.00	$50,000.00	$50,000.00	Yes - Info
	c. Amendment 3:	$110,592.00	$110,592.00	$160,592.00	Yes - Action
	d. Amendment 4:	$645,383.16	$645,383.16	$645,383.16	Yes - Action
2.	Amount of current amendment (#5):	$415,702.74	$415,702.74	$415,702.74	Yes - Action
3.	New maximum contract amount:	$3,592,617.90			

II. JUSTIFICATION

7. What conditions require that this work be done?

NRS 223.610 requires OSIT to coordinate activities in the State relating to the planning, mapping, and procurement of broadband service

8. Explain why State employees in your agency or other State agencies are not able to do this work:

This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? Yes

a. List the names of vendors that were solicited to submit proposals (include at least three):

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Pursuant to RFP #01GO-S1463 and in accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

d. Last bid date: 04/14/2021 Anticipated re-bid date: 01/15/2025

10. a. Does the contract contain any IT components? No

b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

No

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

OSIT, Agency satisfied

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

Yes

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	tbeaureg	07/21/2026 08:12:47 AM
Division Approval	nmann	07/23/2026 09:00:08 AM

Department Approval	nmann	07/23/2026 09:00:12 AM
Contract Manager Approval	ssands	08/27/2026 14:00:14 PM
Budget Analyst Approval	kmccann	09/17/2026 08:14:17 AM
BOE Agenda Approval	kmccann	09/28/2026 13:56:32 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **28160**

Amendment Number: **3**

Legal Entity Name: CGI Technologies and Solutions, Inc.

Agency Name: **GOVERNOR'S FINANCE OFFICE**

Contractor Name: **CGI Technologies and Solutions, Inc.**

Agency Code: **015**

Address: **400 Capitol Mall, Suite 1500**

Appropriation Unit: **1325-09**

Is budget authority available?: **Yes**

City/State/Zip **Sacramento, CA 95814**

If "No" please explain: Not Applicable

Contact/Phone: Eric Thibodeaux 916-300-6403

Vendor No.: T27031473

NV Business ID: T27031473

To what State Fiscal Year(s) will the contract be charged? **2024-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**81.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
X	Highway Funds	**19.00 %**	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **09/12/2023**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **09/30/2028**

Contract term: **5 years and 20 days**

4. Type of contract: **Contract**

Contract description: **Systems Intergrator**

5. Purpose of contract:

This is the third amendment to the original contract which provides systems integrations for the state's financial and human resources systems. This amendment increases the maximum amount from $94,894,785 to $100,000,000 due to increasing change control cost.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$90,225,000.00	$90,225,000.00	$90,225,000.00	Yes - Action
	a. Amendment 1:	$0.00	$0.00	$0.00	No
	b. Amendment 2:	$4,669,875.00	$4,669,875.00	$4,669,875.00	Yes - Action
2.	Amount of current amendment (#3):	$5,105,125.00	$5,105,215.00	$5,105,215.00	Yes - Action
3.	New maximum contract amount:	$100,000,000.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

The State financial system and the HR systems are outdated and approaching end of life.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the expertise to complete this work.

9. Were quotes or proposals solicited? Yes

   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

    Incorporated

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	dcarlso4	09/02/2026 11:49:23 AM
Division Approval	bphilli1	09/03/2026 12:05:14 PM
Department Approval	bphilli1	09/03/2026 12:05:17 PM
Contract Manager Approval	thelms	09/03/2026 12:09:30 PM
EITS Approval	ljean	09/03/2026 14:16:00 PM
Budget Analyst Approval	mranki1	09/28/2026 16:57:56 PM

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Senior Deputy CIO– COO

Michael D. Smith Jr.
Deputy CIO – CTO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Brady Phillips, Administrator, OPM
Brian Bowles, Project Director, OPM
Sachin Chugh, IT Manager III, OPM
Thomas Helms, Purchasing Officer III, OPM

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy CIO - Chief Operations Officer, GTO
Michael D. Smith Jr., Deputy CIO - Chief Technology Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD
Jason Benshoof, Chief Data Officer, GTO

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – OPM – *CORE.NV ERP Implementation Project* – TIE 751, Revision 3 – BA(s) 1325

DATE: August 20, 2026

We have completed our review of the Office of Project Management (OPM) investment, which has an estimated total value of $130,000,000.00 allocated to future biennia as follows:

Cost Type	One-Time Cost	Ongoing Cost	Grand Total
FY28	**$ 6,000,000.00**	**$ 10,000,000.00**	**$ 16,000,000.00**
Implementation Services	$ 6,000,000.00		$ 6,000,000.00
SaaS Fee - Year 1		$ 10,000,000.00	$ 10,000,000.00
FY29		**$ 10,000,000.00**	**$ 10,000,000.00**
SaaS Fee - Year 2		$ 10,000,000.00	$ 10,000,000.00
FY30	**$ 6,000,000.00**	**$ 10,000,000.00**	**$ 16,000,000.00**
Implementation Services	$ 6,000,000.00		$ 6,000,000.00
SaaS Fee - Year 3		$ 10,000,000.00	$ 10,000,000.00
FY31		**$ 10,000,000.00**	**$ 10,000,000.00**
SaaS Fee - Year 4		$ 10,000,000.00	$ 10,000,000.00
FY32	**$ 6,000,000.00**	**$ 10,000,000.00**	**$ 16,000,000.00**
Implementation Services	$ 6,000,000.00		$ 6,000,000.00
SaaS Fee - Year 5		$ 10,000,000.00	$ 10,000,000.00
FY33		**$ 10,000,000.00**	**$ 10,000,000.00**
SaaS Fee - Year 6		$ 10,000,000.00	$ 10,000,000.00
FY34	**$ 6,000,000.00**	**$ 10,000,000.00**	**$ 16,000,000.00**
Implementation Services	$ 6,000,000.00		$ 6,000,000.00
SaaS Fee - Year 7		$ 10,000,000.00	$ 10,000,000.00
FY35	**$ 6,000,000.00**	**$ 30,000,000.00**	**$ 36,000,000.00**
Implementation Services - FY36	$ 6,000,000.00		$ 6,000,000.00
SaaS Fee - Year 10 - FY37		$ 10,000,000.00	$ 10,000,000.00
SaaS Fee - Year 8		$ 10,000,000.00	$ 10,000,000.00
SaaS Fee - Year 9 - FY36		$ 10,000,000.00	$ 10,000,000.00
Grand Total	**$ 30,000,000.00**	**$ 100,000,000.00**	**$ 130,000,000.00**

The funding sources are 81% General and 19% Highway Funds.

GTO approves this TIE revision to update cost information. The CORE.NV project transitions the State to a modern, cloud-hosted Software-as-a-Service (SaaS) ERP solution.

Overall, CORE.NV is positioned as a strategically important investment that balances modernization goals with manageable risk, enabling the State to achieve greater efficiency and effectiveness through a streamlined, cloud-first ERP environment.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **33014**

		Legal Entity Name:	Collins + Collins, LLP
Agency Name:	**ATTORNEY GENERAL'S OFFICE**	Contractor Name:	**Collins + Collins, LLP**
Agency Code:	**030**	Address:	**4730 S Fort Apache Road**
Appropriation Unit:	**1030-04**		**Suite 370**
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89147**
If "No" please explain:	Not Applicable	Contact/Phone:	David Barker 725-258-3110
		Vendor No.:	
		NV Business ID:	NV20222503048

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Statutory Contingency**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/19/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **Yes**

If "Yes", please explain

The Office of the Attorney General has determined that continuing to provide legal services to Clients would be impracticable or uneconomical.

3. Termination Date: **12/31/2027**
   Contract term: **1 year and 134 days**

4. Type of contract: **Contract**
   Contract description: **Special Counsel**

5. Purpose of contract:

This is a new contract to provide special counsel services.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$119,925.00**

Other basis for payment: $125-$350 per hour

II. JUSTIFICATION

7. What conditions require that this work be done?

Provide outside legal counsel expertise.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The OAG has determined that continuing to provide legal services to Clients would be impracticable or uneconomical.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    Yes If "Yes", please explain

    Las Vegas Township Constable's Office (which is now a bureau of Las Vegas Metropolitan Police Department) is a current client, retained through its insurer. They are not directly employed by any Nevada political subdivision.

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLP

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	jdekoekk	09/04/2026 12:14:14 PM
Division Approval	jdekoekk	09/04/2026 12:14:17 PM
Department Approval	jhoba2	09/04/2026 12:31:56 PM
Contract Manager Approval	cthorso1	09/04/2026 14:15:02 PM
Budget Analyst Approval	kmccann	09/17/2026 16:06:57 PM
BOE Agenda Approval	afrantz	09/18/2026 09:09:42 AM
BOE Final Approval	Pending	

CRAIG A. NEWBY
First Assistant Attorney General

CHRISTINE JONES BRADY
Assistant Attorney General

AARON D. FORD
Attorney General

LESLIE NINO PIRO
General Counsel

HEIDI PARRY STERN
Solicitor General

STATE OF NEVADA
OFFICE OF THE ATTORNEY GENERAL
100 North Carson Street
Carson City, Nevada 89701

MEMORANDUM

To: Kelsey McCann-Navarro, Executive Branch Budget Officer

From: Haylee Baker, Management Analyst 2
Office of the Attorney General

Through: John Dekoekkoek, Chief Financial Officer
Office of the Attorney General

Date: September 4, 2026

Subject: Contract for CETS # 33014, Collins + Collins, LLP

We are requesting this contract be approved for Collins + Collins, LLP. This contract is to be funded by Statutory Contingency Funds.

This is a new contract to provide special counsel services as per NRS 41.03435. The Office of the Attorney General has determined that providing legal services to the clients would be impractical or uneconomical.

The approved contract should be returned by interoffice mail to Haylee Baker at the address above. Who can also be reached via email at HBaker@ag.nv.gov or phone at (775) 684-1211.

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **29729**

Amendment Number: **2**

Legal Entity Name: ADAMS NATURAL RESOURCES CONSULTING SERVICES, LLC

Agency Name: **ATTORNEY GENERAL'S OFFICE**

Contractor Name: **ADAMS NATURAL RESOURCES CONSULTING SERVICES, LLC**

Agency Code: **030**

Address: **1238 BUZZYS RANCH RD**

Appropriation Unit: **1031-12**

Is budget authority available?: **Yes**

City/State/Zip **CARSON CITY, NV 89701-8638**

If "No" please explain: Not Applicable

Contact/Phone: 775/882-4201

Vendor No.: T27037984

NV Business ID: NV20151430090

To what State Fiscal Year(s) will the contract be charged? **2025-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **10/01/2024**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **09/30/2028**

Contract term: **4 years**

4. Type of contract: **Contract**

Contract description: **Legal Services**

5. Purpose of contract:

This is the second amendment to the original contract which provides ongoing legal and consulting services in regard to the proposed Yucca Mountain nuclear waste repository. This amendment increases the maximum amount from $360,000 to $720,000 due to the increased need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$360,000.00	$360,000.00	$360,000.00	Yes - Action
	a. Amendment 1:	$0.00	$0.00	$0.00	No
2.	Amount of current amendment (#2):	$360,000.00	$360,000.00	$360,000.00	Yes - Action
3.	New maximum contract amount:	$720,000.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

Efforts to block the proposed Yucca Mountain repository.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the expertise needed for this field.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   Not Applicable

   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

   c. Why was this contractor chosen in preference to other?

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    CETS #26663 with the Office of the Attorney General.
    The vendor performance was satisfactory.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	jdekoekk	09/04/2026 12:11:56 PM
Division Approval	jdekoekk	09/04/2026 12:12:00 PM
Department Approval	jhoba2	09/04/2026 12:31:22 PM
Contract Manager Approval	cthorso1	09/04/2026 13:35:03 PM
Budget Analyst Approval	kmccann	09/17/2026 09:14:01 AM
BOE Agenda Approval	afrantz	09/18/2026 09:09:35 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **33020**

		Legal Entity Name:	Baker Tilly Advisory Group, LP
Agency Name:	**CONTROLLER'S OFFICE**	Contractor Name:	**Baker Tilly Advisory Group, LP**
Agency Code:	**060**	Address:	**311 N. Green St, Suite 600**
Appropriation Unit:	**1130-04**		
Is budget authority available?:	**No**	City/State/Zip	**Chicago , IL 60607**
If "No" please explain: This contract is contingent upon approval of IFC funds associated with work program C84761.		Contact/Phone:	Dan Hedden 317-465-1503
		Vendor No.:	T29053762
		NV Business ID:	NV20243101470

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **08/31/2027**

Contract term: **334 days**

4. Type of contract: **Contract**

Contract description: **Accounting Support**

5. Purpose of contract:

This is a new contract to provide accounting advisory services to accelerate the issuance of financial reporting for fiscal years 2025 and 2026. This contract is contingent upon IFC approval of the work program #C84761.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$2,108,000.00**

Other basis for payment: As invoiced by the vendor and approved by the State total not to exceed $1,654,127.27 for Fiscal Year 2027 and $453,872.73 for Fiscal Year 2028

II. JUSTIFICATION

7. What conditions require that this work be done?

The state is currently behind on required financial reporting. If reporting is not returned to a timely schedule, the State risks losing federal funding and facing other consequences. This work is necessary to assist the State in bringing financial reporting current and reducing these risks.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The Controller's Office does not have the staffing resources necessary to manage the volume of work associated with existing and new Governmental Accounting Standards Board (GASB) pronouncements expected to impact both Fiscal Years 2025 and 2026 financial reporting.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

This vendor was chosen due to their proven experience in government financial reporting. Their team of accounting professionals have the knowledge to assist the state with minimal support required.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LP

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	jsmack	09/11/2026 10:43:31 AM
Division Approval	jsmack	09/11/2026 10:43:34 AM
Department Approval	jsmack	09/11/2026 10:43:37 AM
Contract Manager Approval	ccarasel	09/11/2026 10:46:11 AM
Budget Analyst Approval	nrezaie	09/12/2026 07:39:04 AM
BOE Agenda Approval	nrezaie	09/12/2026 07:53:43 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **26835**

Amendment Number: **1**

Legal Entity Name: ENTERPRISE JANITORIAL INC.

Agency Name: **ADMIN - STATE PUBLIC WORKS DIVISION**

Contractor Name: **ENTERPRISE JANITORIAL INC.**

Agency Code: **082**

Address: **PO BOX 19913**

Appropriation Unit: **1349-12**

Is budget authority available?: **Yes**

City/State/Zip **RENO, NV 89511-2559**

If "No" please explain: Not Applicable

Contact/Phone: Ana Arroyo 775-691-2939

Vendor No.: T32003728A

NV Business ID: NV20141642364

To what State Fiscal Year(s) will the contract be charged? **2023-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Buildings and Grounds Rental Income**

Agency Reference #: 08DOA-S2128 JS

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **12/01/2022**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **11/30/2026**

Contract term: **4 years and 242 days**

4. Type of contract: **Contract**

Contract description: **Janitorial Services**

5. Purpose of contract:

This is the first amendment to the original contract which provides ongoing janitorial services for the Department of Motor Vehicles building located in Carson City. This amendment extends the termination date from November 30, 2026 to July 31, 2027 and increases the maximum amount from $817,537.04 to $963,868.00 to allow services to continue while a solicitation is completed.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$817,537.04	$817,537.04	$817,537.04	Yes - Action
2.	Amount of current amendment (#1):	$146,330.96	$146,330.96	$146,330.96	Yes - Action
3.	New maximum contract amount:	$963,868.00			
	and/or the termination date of the original contract has changed to:	07/31/2027			

II. JUSTIFICATION

7. What conditions require that this work be done?

These ongoing services are needed to provide a sanitary, healthy and clean environment.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Buildings and Grounds does not have the manpower to facilitate the needs of another property to ensure a clean, healthy, sanitized environment for the occupants.

9. Were quotes or proposals solicited? Yes

   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

This vendor will provide the services required at best cost.

   d. Last bid date: 08/04/2022 Anticipated re-bid date: 08/04/2026

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

This vendor has been contracted by the state since 2001. Satisfactory service.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	tbeaureg	06/04/2026 12:10:55 PM
Division Approval	nmann	06/10/2026 10:38:34 AM
Department Approval	nmann	06/10/2026 10:38:37 AM

Contract Manager Approval	ssands	08/27/2026 08:08:20 AM
Budget Analyst Approval	bmacke1	08/27/2026 08:10:11 AM
BOE Agenda Approval	bmacke1	08/27/2026 08:10:25 AM

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION

515 East Musser Street, Suite 300 | Carson City, Nevada 89701
Phone: 775-684-0170 | Fax: 775-684-0188

Purchasing Use Only:	
Approval #:	7380

CONTRACT EXTENSION JUSTIFICATION AND REQUEST FORM

ALL FIELDS ARE REQUIRED - INCOMPLETE REQUESTS WILL BE RETURNED TO THE AGENCY

1	**Agency Contact Information: Note: Approved copy will be sent to only to the contact(s) listed below:**		
	ENTER YOUR STATE AGENCY NAME:	*SPWD Buildings and Grounds*	
	Contact Name and Title	*Phone Number*	*Email Address*
	Cheryl Warren, Custodial Manager	*775-684-1809*	*cwarren@admin.nv.gov*
	Sue Sands, Program Officer II	*775-531-3173*	*sasands@admin.nv.gov*
	Stephanie Kerry, MAIV	*775-684-4135*	*skerry@admin.nv.gov*

2	**Contractor Information:**	
	Contractor Name:	*Enterprise Janitorial Inc*
	Contact Name:	*Ana Arroyo*
	Complete Address: City, State and Zip Code	*PO Box 19913, Reno, NV 89511*
	Phone Number:	*775-691-2939*
	Email Address:	*ana@enterprisejanitorial.com*

3	**List *all previous* Contract Information for which the agency has contracted with this vendor (contract history):**				
	Solicitation Type, if applicable:	*RFP*		#:	*08DOA-S2128*
	Enter CETS Number:	*#26835*			
	Contract Amount:	*$817,537.04*			
	Contract Term:	Start Date:	*12/1/2022*	End Date:	*11/30/2026*

Purchasing Use Only:	
Approval #:	738 (2)

4	**Current Contract Information:**				
	Solicitation Type, if applicable:	***Extension adding time and funds***		#:	
	Enter CETS Number:	*#26835*			
	Initial Contract Amount:	*$817,537.04*			
	Contract Term:	Start Date:	*12/1/2022*	End Date:	*11/30/2026*

5	**Amendment Information – List *all previously* approved amendments:**			
	Amd #:	*Brief Synopsis of What Amendment Accomplished:*	*Dollar Change in Contract Amount*	*Change in End Date*

6	***Proposed* Amendment Information:**			
	Amd #:	*Brief Synopsis of What the Requested Amendment will Accomplish*	*Dollar Change in Contract Amount*	*Change in End Date*
	1	***Extend expiration date and increase contract authority***	***$146,330.96***	***7/31/2027***

7	**What is the justification to extend the contract term beyond the State's four (4) year re-solicitation policy (SAM 0305)?**
	The justification to extend CETS 26835, Enterprise Janitorial, is to continue janitorial services for seven months, 12/1/2026 to 7/31/2027 for the DMV-CC Building in Carson City, adding funds of $146,330.96 while the new RFP solicitation is being completed. This would ensure no lapse in services. This will give Buildings and Grounds the opportunity to consolidate numerous janitorial contracts into one. The total amended contract would be $963,868.00.

8	**What are the potential consequences to the State if the contract extension request is denied?**
	If this request is denied, there would be no janitorial services for the Department of Motor Vehicles building. Buildings and Grounds does not have the manpower to facilitate this service

Purchasing Use Only:	
Approval #:	738 (2)

By signing below, I know and understand the proposed contract extension exceeds the State's policy pursuant to SAM Section 0305 that contracts be solicited at least every four (4) years and attest that all statements are true and correct. Signatures are required from the agency representatives indicated below. *The same individual cannot provide approval signatures in both sections.*

Cheryl Warren
Cheryl Warren (May 29, 2026 08:23 21 PDT)
Signature of Agency Representative Initiating Request

Cheryl Warren — Print Name of Agency Representative Initiating Request
5/29/2026 — Date

Signature of Agency Head Authorizing Request

Wil Lewis — Print Name of Agency Head Authorizing Request
05/29/2026 — Date

Please consider this memo as my support of your request to extend the identified contract beyond the current State policy period. This exemption is granted pursuant to NRS 333.135(5), SAM 0305 and SAM 0310 and may be rescinded in the event reliable information becomes available upon which the Purchasing Administrator determines the decision was based on incorrect or inaccurate facts. Pursuant to NRS 333.700(7), contracts for services do not become effective without the prior approval of the State Board of Examiners (BOE).

Reminder: If this box is checked, the agency must include the Technology Investment Evaluation (TIE) approval or approval update as an attachment in CETS.	

<u>This approval does not exempt an agency from any other contracting process.</u>

Signed:

Administrator, Purchasing Division or Designee
6.2.2026 — Date

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32670**

		Legal Entity Name:	NELLIS BUILDING SERVICES
Agency Name:	**ADMIN - STATE PUBLIC WORKS DIVISION**	Contractor Name:	**NELLIS BUILDING SERVICES**
Agency Code:	**082**	Address:	**3920 RAYMERT DR**
Appropriation Unit:	**1349-12**		
Is budget authority available?:	**Yes**	City/State/Zip	**LAS VEGAS, NV 89121**
If "No" please explain:	Not Applicable	Contact/Phone:	Sunny Kim 702-825-8001
		Vendor No.:	T29053531
		NV Business ID:	NV20201700847

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %
Federal Funds	0.00 %		Bonds	0.00 %
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**

Agency Reference #: 08DOA-S3795 - NH

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **10/13/2030**
   Contract term: **4 years and 13 days**

4. Type of contract: **Contract**
   Contract description: **Pigeon Control**

5. Purpose of contract:

   This is a new contract to provide ongoing pigeon control and clean up services at the Supreme Court building and the Campos building located in Las Vegas.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$303,086.52**

II. JUSTIFICATION

7. What conditions require that this work be done?

   This contract will provide monthly pigeon control and clean up services at the Supreme Court building and Campos building in Las Vegas.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Buildings and Grounds does not have the manpower and equipment to cover the pigeon control and clean-up of the Supreme Court building and Campos building in Las Vegas.

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? No
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

The selected vendor was chosen based on achieving the highest overall score during the evaluation process. Their proposal demonstrated the strongest combination of technical capability, relevant experience, and cost effectiveness in meeting the requirements outlined in the solicitation

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	tbeaureg	07/17/2026 11:58:55 AM
Division Approval	nmann	07/31/2026 11:56:04 AM
Department Approval	nmann	07/31/2026 11:56:06 AM
Contract Manager Approval	ssands	08/12/2026 09:44:42 AM
Budget Analyst Approval	bmacke1	09/08/2026 09:22:39 AM
BOE Agenda Approval	bmacke1	09/28/2026 13:29:12 PM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32918**

		Legal Entity Name:	PAUL CAVIN ARCHITECT LLC
Agency Name:	**ADMIN - STATE PUBLIC WORKS DIVISION**	Contractor Name:	**PAUL CAVIN ARCHITECT LLC**
Agency Code:	**082**	Address:	**575 DOUBLE EAGLE CT., STE 220**
Appropriation Unit:	**1535-58**		
Is budget authority available?:	**Yes**	City/State/Zip	**RENO, NV 89521**
If "No" please explain:	Not Applicable	Contact/Phone:	775-842-0261
		Vendor No.:	T29033842
		NV Business ID:	NV20131182382

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 119059

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/30/2029**
   Contract term: **2 years and 273 days**

4. Type of contract: **Contract**
   Contract description: **Arch / Eng**

5. Purpose of contract:

   This is a new contract to provide professional architectural/engineering services for the Facility Maintenance (Department of Health and Human Services) Electrical & HVAC Upgrade, Building 22 (NNAMHS) CIP Project, to include the design and construction of the replacement of the main service entrance, conductors, conduit, panelboards, switches, receptacles, lighting, mechanical equipment connections, fire alarm systems, and telephone/ data systems, and the removal of window air conditioning units and unit heaters, and the installation of package rooftop units, associated electrical, and temperature controls: CIP Project No. 25-M02-16; SPWD Contract No. 119059

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$178,600.00**
   Other basis for payment: Monthly progress payments based on services provided.

II. JUSTIFICATION

7. What conditions require that this work be done?

   2025 Legislative approved CIP Projects.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering, design, and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

    Jason Aviles, Project Manager Ph: 775-684-4141

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	lmoor9	08/13/2026 14:11:05 PM
Division Approval	lmoor9	08/13/2026 14:19:59 PM
Department Approval	lmoor9	08/13/2026 14:21:57 PM
Contract Manager Approval	lwildes	08/14/2026 08:02:51 AM
Budget Analyst Approval	tday2	09/20/2026 13:50:40 PM
BOE Agenda Approval	njohnst1	09/20/2026 16:13:51 PM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **31410**

Amendment Number: **2**

Legal Entity Name: PURCELL ELECTRICAL PROFESSIONAL CORPORATION

Agency Name: **ADMIN - STATE PUBLIC WORKS DIVISION**

Contractor Name: **PURCELL ELECTRICAL PROFESSIONAL CORPORATION**

Agency Code: **082**

Address: **681 SIERRA ROSE DR., STE. B**

Appropriation Unit: **1535-58**

Is budget authority available?: **Yes**

City/State/Zip **RENO, NV 89511-2060**

If "No" please explain: Not Applicable

Contact/Phone: 775-826-9010

Vendor No.: T81016802

NV Business ID: NV19961128650

To what State Fiscal Year(s) will the contract be charged? **2026-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 118320

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **01/13/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **06/30/2029**

Contract term: **3 years and 168 days**

4. Type of contract: **Contract**

Contract description: **Arch / Eng**

5. Purpose of contract:

This is the second amendment to the original contract which provides professional architectural/engineering services for the Facility Maintenance (Department of Health and Human Services) Electrical & HVAC Upgrade, Building 22 (NNAMHS) CIP Project: CIP Project No. 25-M02-16; SPWD Contract No. 118320. This amendment decreases the maximum amount from $199,000 to $75,250 due to the end of the contract with PK Electrical as prime consultant at the design development phase.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$185,000.00	$185,000.00	$185,000.00	Yes - Action
	a. Amendment 1:	$14,000.00	$14,000.00	$14,000.00	Yes - Info
2.	Amount of current amendment (#2):	-$123,750.00	-$123,750.00	-$109,750.00	Yes - Action
3.	New maximum contract amount:	$75,250.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

2025 Legislative approved CIP Projects.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

   c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	lmoor9	08/19/2026 14:35:35 PM
Division Approval	lmoor9	08/19/2026 14:35:37 PM
Department Approval	lmoor9	08/19/2026 14:35:42 PM
Contract Manager Approval	lwildes	08/19/2026 15:09:37 PM
Budget Analyst Approval	tday2	09/20/2026 13:50:25 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32999**

		Legal Entity Name:	CMB Consultants LC
Agency Name:	**ADMIN - STATE PUBLIC WORKS DIVISION**	Contractor Name:	**CMB Consultants LC**
Agency Code:	**082**	Address:	**1067 W 1400 S**
Appropriation Unit:	**1594-33**		
Is budget authority available?:	**Yes**	City/State/Zip	**LEHI, UT 84043**
If "No" please explain:	Not Applicable	Contact/Phone:	385-429-5870
		Vendor No.:	T32012002
		NV Business ID:	NV20222334133

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %
Federal Funds	0.00 %	**X**	Bonds	**100.00 %**
Highway Funds	0.00 %		Other funding	0.00 %

Agency Reference #: 119116

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **272 days**

4. Type of contract: **Contract**
   Contract description: **Misc.**

5. Purpose of contract:

   This is a new contract to provide miscellaneous services for the Third-Party Commissioning, Administration Building CIP Project, to include documents for a new 130,000 square-foot administration building, including pre-functional and functional performance testing activities with static testing, conductor performed, point-to-point verification, sequence of operations testing, power monitoring, test and balance reports, and field verification for the design and construction of the new administration building located in Carson City: CIP Project No. 23-C30; SPWD Contract No. 119116.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$304,175.00**

   Other basis for payment: Monthly progress payments based on services provided.

II. JUSTIFICATION

7. What conditions require that this work be done?

   2023 Legislative approved CIP Projects.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

    TJ Dobson, Project Manager Ph: 775-684-4141

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	kimberly	09/03/2026 12:55:27 PM
Division Approval	kimberly	09/03/2026 12:55:29 PM
Department Approval	kimberly	09/03/2026 12:55:33 PM
Contract Manager Approval	lwildes	09/03/2026 13:15:58 PM
Budget Analyst Approval	tday2	09/14/2026 08:06:22 AM
BOE Agenda Approval	njohnst1	09/20/2026 07:15:07 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **31173**

Amendment Number: **1**

Legal Entity Name: HERSHENOW + KLIPPENSTEIN ARCHITECTS, LTD

Agency Name: **ADMIN - STATE PUBLIC WORKS DIVISION**

Contractor Name: **HERSHENOW + KLIPPENSTEIN ARCHITECTS, LTD**

Agency Code: **082**

Address: **50 WASHINGTON ST. STE. 200**

Appropriation Unit: **All Appropriations**

Is budget authority available?: **Yes**

City/State/Zip **RENO, NV 89511-2262**

If "No" please explain: Not Applicable

Contact/Phone: 775-870-4871

Vendor No.: T80984709A

NV Business ID: NV19941047730

To what State Fiscal Year(s) will the contract be charged? **2026-2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Agency Funded CIP**

Agency Reference #: 118167

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **11/12/2025**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **06/30/2027**

Contract term: **1 year and 229 days**

4. Type of contract: **Contract**

Contract description: **Arch / Eng**

5. Purpose of contract:

This is the first amendment to the original contract which provides professional architectural/engineering services for the UNR Advanced Planning Life Sciences Building CIP Project: CIP Project No. 26-A01; SPWD Contract No. 118167. This amendment increases the maximum amount from $9,308,300 to $10,808,800 due to additional design services for additional space programming, square footage and natural history museum space design, and to remove evaluation for connection to the campus chilled water system.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$9,308,300.00	$9,308,300.00	$9,308,300.00	Yes - Action
2.	Amount of current amendment (#1):	$1,500,500.00	$1,500,500.00	$1,500,500.00	Yes - Action
3.	New maximum contract amount:	$10,808,800.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

This is an agency funded CIP where the project will be managed by the SPWD. Funding and contractor payment responsibilities will remain with the initiating agency. Funding and expenditure authority will reside in agency budget account PJ02196, expenditure category FD804, CIP.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

   c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	kimberly	09/03/2026 14:17:31 PM
Division Approval	kimberly	09/03/2026 14:17:34 PM

Department Approval	kimberly	09/03/2026 14:17:37 PM
Contract Manager Approval	lwildes	09/03/2026 14:41:29 PM
Budget Analyst Approval	tday2	09/20/2026 13:50:08 PM
BOE Agenda Approval	njohnst1	09/20/2026 16:10:17 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32996**

		Legal Entity Name:	VERUS ASSOCIATES NEVADA LLC
Agency Name:	**ADMIN - STATE PUBLIC WORKS DIVISION**	Contractor Name:	**VERUS ASSOCIATES NEVADA LLC**
Agency Code:	**082**	Address:	**525 GLENDALE AVE.**
Appropriation Unit:	**All Appropriations**		
Is budget authority available?:	**Yes**	City/State/Zip	**SPARKS, NV 89431**
If "No" please explain:	Not Applicable	Contact/Phone:	775-870-1004
		Vendor No.:	T29038999
		NV Business ID:	NV20161620968

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Agency Funded CIP**

Agency Reference #: 119113

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **272 days**

4. Type of contract: **Contract**
   Contract description: **Open Ended**

5. Purpose of contract:

   This is a new contract to provide ongoing professional Electrical Plan Checking services for CIP Projects: SPWD Contract No. 119113

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$250,000.00**
   Other basis for payment: Monthly progress payments based on services provided.

II. JUSTIFICATION

7. What conditions require that this work be done?

   Electrical Plan Checking services are required to ensure building safety and code compliance.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Professional Electrical Plan Checking Services are provided by SPWD to support the State Capital Improvement Program. Consultants are selected based on their ability to provide design and engineering services to meet the goals established by the Legislature.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? No
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

    Jason Aviles, Project Manager Ph: 775-684-4141

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	kimberly	09/04/2026 11:40:28 AM
Division Approval	kimberly	09/04/2026 11:40:31 AM
Department Approval	kimberly	09/04/2026 11:40:34 AM
Contract Manager Approval	lwildes	09/04/2026 13:28:35 PM
Budget Analyst Approval	tday2	09/08/2026 19:57:35 PM
BOE Agenda Approval	njohnst1	09/20/2026 07:06:26 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32873**

		Legal Entity Name:	WOOD RODGERS, INC.
Agency Name:	**ADMIN - STATE PUBLIC WORKS DIVISION**	Contractor Name:	**WOOD RODGERS, INC.**
Agency Code:	**082**	Address:	**1361 CORPORATE BLVD.**
Appropriation Unit:	**All Appropriations**		
Is budget authority available?:	**Yes**	City/State/Zip	**RENO, NV 89502**
If "No" please explain:	Not Applicable	Contact/Phone:	775-823-5203
		Vendor No.:	T29006428A
		NV Business ID:	NV20031304987

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Agency Funded CIP**

Agency Reference #: 119006

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **09/30/2029**
   Contract term: **3 years**

4. Type of contract: **Contract**
   Contract description: **Misc**

5. Purpose of contract:

   This is a new contract to provide miscellaneous services for the Base Wide Geotechnical Investigation CIP Project, to include heavy weight deflectometer testing to apply an impulse load to the pavement surface to measure the resulting deflection, structural condition and subgrade support, field exploration that includes laboratory testing of selected materials, and the analysis, reporting, and evaluation of existing pavement condition, including cracking, potholes, rutting and raveling: CIP Project No. 27-A01; SPWD Contract No. 119006.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$169,700.00**
   Other basis for payment: Monthly progress payments based on services provided.

II. JUSTIFICATION

7. What conditions require that this work be done?

   This is an agency funded CIP where the project will be managed by the SPWD. Funding and contractor payment responsibilities will remain with the initiating agency. Funding and expenditure authority will reside in agency budget account 3650, expenditure category 10, Facilities.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

    Markus McEntee, Project Manager Ph: 775-684-4141

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	lmoor9	08/24/2026 08:10:51 AM
Division Approval	lmoor9	08/24/2026 08:10:55 AM
Department Approval	lmoor9	08/24/2026 08:10:58 AM
Contract Manager Approval	lwildes	09/14/2026 08:10:20 AM
Budget Analyst Approval	tday2	09/14/2026 08:11:57 AM
BOE Agenda Approval	njohnst1	09/20/2026 07:28:53 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **28792**

Amendment Number: **1**

Legal Entity Name: CARSON CITY LIBRARY

Agency Name: **GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT**

Contractor Name: **CARSON CITY LIBRARY**

Agency Code: **102**

Address: **900 N ROOP ST**

Appropriation Unit: **1526-60**

Is budget authority available?: **Yes**

City/State/Zip **CARSON CITY, NV 89701**

If "No" please explain: Not Applicable

Contact/Phone: Joy Holt 775-283-7554

Vendor No.: T80990941

NV Business ID: Government Entity

To what State Fiscal Year(s) will the contract be charged? **2024-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**T-Mobile settlement funds**

Agency Reference #: 102

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **06/11/2024**

Anticipated BOE meeting date 10/2026

Retroactive? **Yes**

If "Yes", please explain

This interlocal agreement is with the Carson City Library. The interlocal agreement must be approved by the Carson City Board of Trustees as well as the Carson City Library itself. The Carson City Board of Trustees did not meet until September 3, 2026, which was past the July 31, 2026 deadline for September BOE.

3. Previously Approved Termination Date: **09/30/2026**

Contract term: **3 years and 111 days**

4. Type of contract: **Interlocal Agreement**

Contract description: **Workforce Training**

5. Purpose of contract:

This is the first amendment to the original interlocal agreement which provides ongoing workforce training for underserved communities. This amendment extends the termination date from September 30, 2026 to September 30, 2027 and increases the maximum amount from $1,472,028 to $2,066,316 due to the continued need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$1,472,028.00	$1,472,028.00	$1,472,028.00	Yes - Action
2.	Amount of current amendment (#1):	$594,288.00	$594,288.00	$594,288.00	Yes - Action
3.	New maximum contract amount:	$2,066,316.00			
	and/or the termination date of the original contract has changed to:	09/30/2027			

II. JUSTIFICATION

7. What conditions require that this work be done?

As a part of T-Mobile Settlement funds from the Attorney General's Office to GOED, GOED will oversee a new project; Individual Career Mapping and Training Delivery Model; connecting Nevada's neglected and disadvantaged populations with training and education providers, also termed reaching the previously unreachable; It will focus, as per T-Mobile Settlement terms, on women and minorities.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Through strategic cooperation involving space and financial resources (for GOED-seeded projects) a Senior Workforce Development Professional (SWDP) can bring their work into local libraries. In-house residency offers a place where library information professionals and the community alike can learn from a SWDP and the SWDP can learn from information professionals and the community.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 277.180, any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform.
The Carson City Public Library in collaboration with the Governor's Office of Economic Development (GOED) is the only public library with a FTE dedicated to locally carrying out large programmatic pieces of the GOED workplan. Uniquely qualified the Carson City Library is the local institutional expert on the Nevada Career Explorer functionality for all users (individuals, library, One-Stop counselors, community college education-related counselors, human services, employers, etc.).

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

No

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Housing Division, Public and Behavioral Health, Department of Transportation, State Public Works Division, Department of Corrections, Gaming Commission, Criminal Justice Assistance, and the Department of Motor Vehicles. Work was performed satisfactorily.

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	amathies	09/04/2026 11:23:24 AM
Division Approval	amathies	09/04/2026 11:23:26 AM
Department Approval	amathies	09/04/2026 11:23:29 AM
Contract Manager Approval	amathies	09/09/2026 14:39:50 PM
Budget Analyst Approval	spowel3	09/10/2026 11:51:32 AM
BOE Agenda Approval	khawkin1	09/10/2026 12:38:27 PM

808 W Nye Lane, Carson City, NV 89703
1 State of Nevada Way, 4th Floor, Las Vegas, NV, 89119
775.687.9900
GOED.NV.GOV

MEMO

To: Nevada Board of Examiners

From: Angie Mathiesen, Director of Administration

Date: 09/04/2026

Re: Retroactive Contract Explanation

Interlocal Agreement number #28792, between the Governor's Office of Economic Development (GOED) and the Carson City Library, requires retroactive terms.

On behalf of the Governor's Office of Economic Development, I kindly request approval to execute a retroactive interlocal agreement amendment, establishing a funding vehicle and outlining responsibilities between GOED and Carson City Library. The current contract expires September 30, 2026. The amendment needed to be approved by the Carson City Board of Trustees who met on September 3, 2026, which was after the July 31, 2026 deadline for September BOE. The timing issue with getting the Carson City Board of Trustees approval necessitates the need for this retroactive request. This contract will be in effect from 10/01/2023 through September 30, 2027.

Funding for this project was approved through Work Program #C81910 at the June 2026 IFC. This request is a formality given the circumstances.

Thank you for your consideration of this request.

Angie Mathiesen
Director of Administration

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32935**

Amendment Number: **1**

Legal Entity Name: MARC PICKER LAW

Agency Name: **INDIGENT DEFENSE**

Contractor Name: **MARC PICKER LAW**

Agency Code: **111**

Address: **PO BOX 3344**

Appropriation Unit: **1008-51**

Is budget authority available?: **Yes**

City/State/Zip **RENO, NV 89505**

If "No" please explain: Not Applicable

Contact/Phone: Marc Picker 775-391-1055

Vendor No.: T29049104

NV Business ID: NV20242998753

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/24/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **10/30/2026**

Contract term: **196 days**

4. Type of contract: **Contract**

Contract description: **Public Defender**

5. Purpose of contract:

This is the first amendment to the original contract which provides a public defender on an emergency basis. This amendment extends the termination date from October 30, 2026 to March 8, 2027 and increases the maximum amount from $99,750 to $ 292,500 due to the continued need for this service.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$99,750.00	$99,750.00	$99,750.00	Yes - Info
2.	Amount of current amendment (#1):	$192,750.00	$192,750.00	$292,500.00	Yes - Action
3.	New maximum contract amount:	$292,500.00			
	and/or the termination date of the original contract has changed to:	03/08/2027			

II. JUSTIFICATION

7. What conditions require that this work be done?

With the departure of the State Public Defender it has become increasingly clear that someone with more experience in government administration and law office management is necessary to keep the State Public Defender's Office in good operating order while recruitment of a replacement proceeds. On an emergent basis, DIDS connected with a very experienced, well-respected criminal defense attorney who had administrative abilities within a government role in the past. Mr. Picker will undertake a complex stabilization of law firm operations (which must be done by a Nevada licensed attorney).

8. Explain why State employees in your agency or other State agencies are not able to do this work:

N/A

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

   c. Why was this contractor chosen in preference to other?

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Since 2024 work for another agency service was satisfactory

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	vsheldon	09/02/2026 08:55:23 AM

Division Approval	kpacheco	09/02/2026 10:01:00 AM
Department Approval	kpacheco	09/02/2026 10:01:03 AM
Contract Manager Approval	ssands	09/02/2026 10:26:22 AM
Budget Analyst Approval	kmccann	09/17/2026 08:15:25 AM
BOE Agenda Approval	kmccann	09/28/2026 13:56:50 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32911**

		Legal Entity Name:	INSIGHT PUBLIC SECTOR, INC.
Agency Name:	**GOVERNOR'S TECHNOLOGY OFFICE**	Contractor Name:	**INSIGHT PUBLIC SECTOR, INC.**
Agency Code:	**180**	Address:	**PO BOX 731072**
Appropriation Unit:	**1385-13**		
Is budget authority available?:	**Yes**	City/State/Zip	**DALLAS, TX 75373-1072**
If "No" please explain:	Not Applicable	Contact/Phone:	Crystal McBride 501-505-4155
		Vendor No.:	PUR0004545B
		NV Business ID:	NV20021477454

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **07/30/2027**
   Contract term: **302 days**

4. Type of contract: **Contract**
   Contract description: **Unified Support Add**

5. Purpose of contract:

This is a new service agreement under statewide contract #99SWC-NV23-12500 which provides the purchase of software licensing, support and related services. This service agreement provides Microsoft Unified Enterprise Support add-on services.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$136,251.36**

Other basis for payment: As invoiced by the contractor and approved by the State.

II. JUSTIFICATION

7. What conditions require that this work be done?

This service agreement will provide the Governors Technology Office Computing Facility with Microsoft unified enterprise support add-on services for Microsoft Unified Support Service Delivery Management and Designated Support Engineering in support of the Microsoft tenant.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the expertise.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Statewide contract #99SWC-NV23-12500

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	jbrya1	08/14/2026 13:07:58 PM
Division Approval	smontie1	08/17/2026 08:57:00 AM
Department Approval	ddodge	08/17/2026 09:11:41 AM
Contract Manager Approval	thudder	08/17/2026 11:01:14 AM
EITS Approval	ljean	08/17/2026 13:01:47 PM
Budget Analyst Approval	mranki1	09/12/2026 08:06:44 AM
BOE Agenda Approval	mranki1	09/12/2026 08:06:46 AM
BOE Final Approval	Pending	

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

Michael D. Smith Jr.
Deputy Director/CTO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Sean Montierth, Chief IT Manager, Computing Services Div., GTO
David Colborne, IT Manager III, Computing Services Div., GTO
Mike Zuehlsdorff, Master IT Professional II, Computing Svs. Div., GTO
Joanna Bryan, Management Analyst III, Computing Services Division, GTO

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
Michael D. Smith Jr., Deputy Director/Chief Technology Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – GTO – *FY27 Microsoft Unified Support Expansion* – TIE 1987, Revision 1 – BA(s) 1385

DATE: August 14, 2026

We have completed our review of the Governor's Technology Office (GTO) investment which has an estimated total value of $136,251.36, allocated to FY2027 as a one-time cost.

Funding source(s): 100% General Fund.

GTO approves this investment in one year of Microsoft Unified Enterprise Support, including Service Delivery Management and Enhanced Designated Engineering support for the State-supported GitHub Enterprise platform. The investment supports completion of agency onboarding, establishment of configuration and security best practices, development of reliable billing and cost-tracking processes, and centralized management of source-control services for GTO and participating State agencies.

The investment supports efficient use of the State's existing GitHub Enterprise capability and reduces

duplicative agency-level solutions by providing centralized administration, security configuration, and support. The submission states that PII is not transported, stored, or processed and that applicable State security requirements and U.S. data-residency requirements will be maintained. GitHub Enterprise Cloud maintains a FedRAMP Tailored Authority to Operate for the low-impact SaaS baseline, satisfying the accepted cloud-security authorization requirement for this investment.

The one-year support term provides a defined implementation period for completing onboarding and establishing sustainable operating practices. The identified NASPO ValuePoint procurement vehicle, limited support term, centralized service model, and use of an existing State technology capability support fiscal stewardship and appropriate technology governance. The investment aligns with the State's objectives for secure, standardized, supportable, and efficiently managed technology services.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32954**

		Legal Entity Name:	AVIAT US INC
Agency Name:	**GOVERNOR'S TECHNOLOGY OFFICE**	Contractor Name:	**AVIAT US INC**
Agency Code:	**180**	Address:	**200 Parker Dr STE C100A**
Appropriation Unit:	**1388-08**		
Is budget authority available?:	**Yes**	City/State/Zip	**AUSTIN, TX 78728**
If "No" please explain:	Not Applicable	Contact/Phone:	ALI HIRSA 650-868-3994
		Vendor No.:	PUR0004165
		NV Business ID:	NV20071365437

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Internal Service Funds**

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **12/31/2028**
   Contract term: **2 years and 92 days**

4. Type of contract: **Contract**
   Contract description: **Microwave Repairs**

5. Purpose of contract:

   This is a new service agreement under statewide contract #99SWC-NV26-28949 which provides public safety communications products, services, and solutions. This service agreement provides specialized microwave services, necessary to maintain the operational life of the microwave communications infrastructure.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$400,000.00**
   Other basis for payment: As invoiced by the Contractor and approved by the State

II. JUSTIFICATION

7. What conditions require that this work be done?

   The State operates a geographically diverse, carrier-grade microwave transport network supporting critical government and public-safety communications throughout Nevada. The network includes equipment located at urban facilities, rural locations, and remote high-altitude mountaintop communications sites.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Employees do not have the skills and training to complete the work needed.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Statewide Contract

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	thudder	08/20/2026 14:00:40 PM
Division Approval	wkennedy	08/31/2026 08:01:24 AM
Department Approval	tgalluzi	08/31/2026 08:43:16 AM
Contract Manager Approval	vkneefel	08/31/2026 08:46:25 AM
EITS Approval	ljean	08/31/2026 08:52:47 AM
Budget Analyst Approval	mranki1	09/14/2026 11:13:12 AM
BOE Agenda Approval	mranki1	09/14/2026 11:13:16 AM
BOE Final Approval	Pending	

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Deputy CIO– COO

David 'Ax' Axtell
Deputy CIO – CTO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Tim Galluzi, State Chief Information Officer, GTO
Tiffany Morrelli, Chief Financial Officer, GTO
John Spracklen, IT Professional III, GTO

CC: Darla Dodge, Deputy CIO - Chief Operations Officer, GTO
David Axtell, Deputy CIO - Chief Technology Officer, GTO
Adam Miller, Deputy Director, OISCD
William Kennedy, Network Transport Services Division, GTO

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – GTO – *Communications Site Repair and Maintenance* – TIE 1432, Revision 0 – BA(s) 1388

DATE: July 23, 2025

We have completed our review of the Governor's Technology Office's (GTO) investment, which has an estimated total value of $2,500,000.00 allocated to FY2026.

The funding source is 100% State Fees.

This TIE is to support a Request for Proposal (RFP) to provide parts, installation, and services for communication sites, including emergency and general maintenance, on an as-needed basis across the state. The GTO oversees the engineering, construction, and maintenance of a statewide microwave network, which supports a two-way radio system for public safety use by federal, state, and local governments. This network currently comprises 90 sites, often located in remote mountain areas. Maintenance and repair costs for these sites are covered by a legislatively approved rate system.

The investment and implementation of this project are regarded as presenting a moderate risk; however,

this initiative is a key component of the agency's strategic plan, aimed at enhancing statewide communication infrastructure to support public safety operations. Upon selection of a vendor and finalization of the contract, this TIE must be updated.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor’s Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32973**

		Legal Entity Name:	Combined Arms, Inc.
Agency Name:	**DEPARTMENT OF VETERANS SERVICES**	Contractor Name:	**Combined Arms, Inc.**
Agency Code:	**240**	Address:	**2929 McKinney St., Suite A**
Appropriation Unit:	**2564-10**		
Is budget authority available?:	**Yes**	City/State/Zip	**Houston, TX 77003**
If "No" please explain:	Not Applicable	Contact/Phone:	Bryan Escobedo 832-450-0588
		Vendor No.:	T29052904
		NV Business ID:	NV20232832185

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**License Plate Funds**

Agency Reference #: RFP 24VS-S3855/HM

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **11/30/2028**

Contract term: **2 years and 61 days**

4. Type of contract: **Contract**

Contract description: **Data Agg. Platform**

5. Purpose of contract:

This is a new contract to provide data aggregation and a veteran benefit resource center.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$977,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

NDVS requires a platform for providing veterans with access to all of their earned benefits to streamline connectivity to necessary services. In addition, this platform will integrate data sources and provide NDVS with the ability to make efficient data informed decisions related to programming and budget priorities.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the training, or platform infrastructure to implement this type of program.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? Yes

a. List the names of vendors that were solicited to submit proposals (include at least three):

Slalom
AtlasOps
Leidos

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Pursuant to RFP 24VS-S3855 and in accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

d. Last bid date: 05/29/2026 Anticipated re-bid date: 01/01/2028

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	jtheil1	09/03/2026 15:25:10 PM
Division Approval	jtheil1	09/03/2026 15:25:16 PM
Department Approval	jtheil1	09/03/2026 15:26:13 PM
Contract Manager Approval	jclodfel	09/04/2026 07:43:58 AM
EITS Approval	ljean	09/04/2026 07:53:57 AM
Budget Analyst Approval	tday2	09/19/2026 17:38:48 PM
BOE Agenda Approval	njohnst1	09/20/2026 11:03:27 AM
BOE Final Approval	Pending	

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

Jason Benshoof
Interim Deputy Director/CDO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Mary Devine, Director, NDVS
Joseph Theile, Deputy CFO, NDVS
Brandon Torres, IT Manager, NDVS

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
Jason Benshoof, Interim Deputy Director/Chief Data Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – NDVS – *Statewide Data Aggregation Platform-RFP* – TIE 1774, Revision 0 – BA(s) 2560 **(Approved with Conditions)**

DATE: May 7, 2026

We have completed our review of the Nevada Department of Veterans Services (NDVS) investment which has an estimated total value of $1,300,000.00, allocated to FY2027 as one-time and ongoing costs.

Funding source(s): 100% Multiple Braided Funding Sources.

GTO **conditionally approves this investment for RFP and procurement planning purposes**. The Nevada Department of Veterans Services (NDVS) has identified a reasonable business need to improve how veteran-related data is aggregated, analyzed, and used to connect Nevada veterans and their families to earned benefits, resources, and supportive services. The proposed investment would support a data aggregation and reporting dashboard, while also providing a veteran benefit and resource platform intended to reduce fragmentation, improve coordination, and make services easier to find and access.

The investment aligns with NDVS's mission and the intent of NRS 417 by supporting more consistent,

accessible, and coordinated service delivery for veterans across Nevada. GTO also recognizes the value of using better data to support program planning, resource targeting, and informed decision-making. However, the proposed scope includes multiple high-risk technology components, including integration with State and federal data sources, external partner data, public-facing benefit navigation, automated referrals, potential AI-enhanced eligibility or support tools, and cloud-hosted data services. Because these elements involve sensitive veteran information, cross-agency data sharing, privacy obligations, security controls, accessibility requirements, and long-term operational costs, final approval must be conditioned on additional documentation and review.

GTO conditionally approves the investment subject to the following conditions:

1. NDVS must identify the selected vendor, hosting model, cloud service provider, subcontractors, system architecture, and all major solution components before final approval and implementation.
2. NDVS must provide evidence that the selected solution maintains FedRAMP or GovRAMP authorization and must document whether the full solution, including dashboards, APIs, mobile access, referral workflows, AI-enabled features, and service center components, is included within the authorized boundary.
3. NDVS must obtain an OISCD security review before production use, including review of identity and access management, encryption, audit logging, vulnerability management, administrative access, incident response, backup and recovery, data residency, and cloud configuration.
4. NDVS must provide a data governance plan identifying all current and planned data sources, data owners, data classification, legal authority for sharing, permitted uses, retention requirements, data minimization practices, and procedures for onboarding future data sources per the Statewide Policy for Data Governance, SDGC-2026-001 (Rev. A).
5. NDVS must document privacy controls for veteran and family-member information, including notice, consent where applicable, role-based access, referral disclosures, interagency sharing, third-party nonprofit or service-provider access, and restrictions on secondary use of sensitive data.
6. NDVS must document how the solution will integrate with OnBase and other State systems without creating unnecessary duplication of existing enterprise document management, workflow, reporting, case-management, identity, or service-delivery capabilities.
7. NDVS must define the scope and controls for any AI-enabled functionality before production use, including whether AI will support eligibility screening, chat assistance, referrals, summaries, or decision support. NDVS must document human review, error handling, bias mitigation, auditability, data protection, and limits on automated decision-making, and follow the State of Nevada Policy on the Responsible and Ethical Use of Artificial Intelligence in Nevada State Government Executive Branch.
8. NDVS must provide a lifecycle cost analysis covering implementation, licensing, hosting, integrations, data-source onboarding, support, service center operations, reporting maintenance, security compliance, and renewals.

Final approval and implementation are dependent on completion of these conditions and documentation in an updated TIE submission. The conditionally approved TIE Completion Memo,

along with a statement demonstrating completion of the conditions, may be submitted with the RFP or other Purchasing documentation as supporting material prior to updating the TIE.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32804**

		Legal Entity Name:	Center for the Future of Learning
Agency Name:	**NDE - DEPARTMENT OF EDUCATION**	Contractor Name:	**Center for the Future of Learning**
Agency Code:	**300**	Address:	**901 Sage Tree Ct**
Appropriation Unit:	**2612-19**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89101**
If "No" please explain:	Not Applicable	Contact/Phone:	7029642906
		Vendor No.:	
		NV Business ID:	NV20243107065

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 30DOE-S3869 CA

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **272 days**

4. Type of contract: **Contract**
   Contract description: **CIEE Implementation**

5. Purpose of contract:

   This is a new contract to provide support for the Commission on Innovation and Excellence in Education.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$1,339,794.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

   Pursuant to Section 5 of Senate Bill 4, the Nevada Department of Education is required to enter into a contract with a qualified entity to assist the Commission on Innovation and Excellence in Education in developing and implementing recommendations under NRS 385.920. This RFP is issued to comply with that statutory requirement through a competitive procurement process.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   State employees will provide strategic direction, alignment, and implementation support; however, the scope requires specialized expertise and dedicated capacity in system design, pilot development, and cross-sector alignment that is not available within existing resources. Staff are fully engaged in implementing statutory requirements and statewide initiatives, and redirecting them would impact core operations. An external partner provides the focused capacity and technical expertise needed to develop and test models within the required timeframe, while the Department ensures alignment and integration without duplicating the work.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? Yes

a. List the names of vendors that were solicited to submit proposals (include at least three):

Metaintro Inc.
TNTP Inc

Catalyst for Coherence LLC
Marzano Resources, LLC

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Competitive Selection

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Non-profit Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. Not Applicable

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	tgreenam	09/04/2026 14:26:45 PM
Division Approval	hsakelar	09/04/2026 15:47:03 PM
Department Approval	hsakelar	09/04/2026 15:47:06 PM
Contract Manager Approval	hsakelar	09/04/2026 15:48:00 PM
Budget Analyst Approval	njohnst1	09/21/2026 09:42:46 AM
BOE Agenda Approval	njohnst1	09/21/2026 09:42:49 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32546**

		Legal Entity Name:	Board of Regents, Nevada System of Higher Education - obo University of Nevada, Reno
Agency Name:	**NDE - DEPARTMENT OF EDUCATION**	Contractor Name:	**Board of Regents, Nevada System of Higher Education - obo University of Nevada, Reno**
Agency Code:	**300**	Address:	**1664 N VIRGINIA ST MS #124**
Appropriation Unit:	**2721-32**		
Is budget authority available?:	**No**	City/State/Zip	**Reno, NV 89557**
If "No" please explain: Contingent upon approval of WP #C83323 to balance forward funds		Contact/Phone:	7757846662
		Vendor No.:	D35000816
		NV Business ID:	Governmental Entity

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **01/31/2029**

Contract term: **2 years and 123 days**

4. Type of contract: **Interlocal Agreement**

Contract description: **UNR MHSP**

5. Purpose of contract:

This is a new interlocal agreement to provide support for the expansion of Education Specialists in the School Psychology program.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$879,000.00**

Other basis for payment: As invoiced by the vendor and accepted by the state

II. JUSTIFICATION

7. What conditions require that this work be done?

This contract is necessary to implement required activities under the School Psychologist Workforce Expansion project, funded through the federal Mental Health Service Professional Demonstration Grant. Nevada's current student-to-school-psychologist ratio significantly exceeds the state-adopted and nationally recommended 1 :500 ratio, creating a documented workforce shortage. The project requires expansion of graduate preparation capacity, development of high-need specialization training including telehealth and multilingual services, and increased placement of interns in rural and high-need LEAs. The contracted institution is an in-state, NDE-approved preparation program authorized to prepare candidates for Nevada school psychologist licensure. This contract ensures compliance with federal grant requirements, state licensure standards, and performance reporting obligations tied to workforce expansion outcomes.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The Department does not offer courses for Education Specialists.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   Not Applicable

   b. Soliciation Waiver: **Exempt (Per statute)**

   c. Why was this contractor chosen in preference to other?

   In Accordance with NRS 277.180 the agency has contracted with the University of Nevada, Reno

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    Yes If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    $48,852.97

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    current contracts with the Department of Education, Satisfactory

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:
    Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	awiksto1	06/23/2026 14:39:14 PM
Division Approval	psmorr1	06/24/2026 13:36:50 PM
Department Approval	psmorr1	06/24/2026 13:36:56 PM
Contract Manager Approval	khoy1	09/03/2026 11:57:34 AM
Budget Analyst Approval	njohnst1	09/20/2026 08:01:23 AM
BOE Agenda Approval	njohnst1	09/20/2026 08:01:47 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32981**

		Legal Entity Name:	Andersen Beede Weisenmiller LLC
Agency Name:	**STATE PUBLIC CHARTER SCHOOL AUTHORITY**	Contractor Name:	**Andersen Beede Weisenmiller LLC**
Agency Code:	**315**	Address:	**3199 E Warm Springs Rd, Ste 40**
Appropriation Unit:	**2711-04**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89120**
If "No" please explain:	Not Applicable	Contact/Phone:	7025221992
		Vendor No.:	T29047325
		NV Business ID:	NV20222618736

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Sponsorship**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

Agency Reference #: 315

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **09/30/2027**
   Contract term: **364 days**

4. Type of contract: **Contract**
   Contract description: **Outside Counsel**

5. Purpose of contract:

   This is a new contract to provide ongoing counsel services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$214,980.08**
   Payment for services will be made at the rate of $17,498.34 per month
   Other basis for payment: $17,498.34 per month = $209,980.08 + $5,000 (fees/expenses) = $214,980.08

II. JUSTIFICATION

7. What conditions require that this work be done?

   Legal workload exceeds the capacity of a single attorney, including double booked court dates and deadlines.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   State employees do not have the licensure required.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? No
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   Not Applicable

   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Specialized knowledge of charter/education law.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Attorney General's Office and Colorado River Commission in FY2025.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

    Jennifer Victor, Fiscal Monitor Ph: null

    Samantha King Powell, Program Monitor Ph: null

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	jvictor	09/03/2026 10:42:03 AM
Division Approval	dfrohlic	09/03/2026 10:42:29 AM
Department Approval	dfrohlic	09/03/2026 10:42:31 AM
Contract Manager Approval	dfrohlic	09/04/2026 09:42:20 AM
Budget Analyst Approval	lramire7	09/04/2026 10:09:51 AM
BOE Agenda Approval	mranki1	09/12/2026 08:28:38 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **33008**

		Legal Entity Name:	KPS/3
Agency Name:	**DHS - HUMAN SERVICES DIRECTOR'S OFFICE**	Contractor Name:	**KPS/3**
Agency Code:	**400**	Address:	**500 RYLAND ST STE 300**
Appropriation Unit:	**3195-18**		
Is budget authority available?:	**Yes**	City/State/Zip	**RENO, NV 89502**
If "No" please explain:	Not Applicable	Contact/Phone:	ROBERT GAEDTKE 775-686-7439
		Vendor No.:	PUR0004720
		NV Business ID:	NV19941094961

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**19.00 %**	Fees	0.00 %	
	Federal Funds	0.00 %	Bonds	0.00 %	
	Highway Funds	0.00 %	**X** Other funding	**81.00 %**	**FUND FOR A HEALTHY NEVADA**

Agency Reference #: 400

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **272 days**

4. Type of contract: **Other (include description): MSA**
   Contract description: **Website execution**

5. Purpose of contract:

   This is a new service agreement under statewide contract #99SWC-NV23-17886 which provides consulting, marketing, and education services. This service agreement provides end to end modernization of five Department of Human Services websites.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$265,000.00**
   Other basis for payment: As invoiced by the contractor and approved by the State.

II. JUSTIFICATION

7. What conditions require that this work be done?

   Services are necessary to assist DHS in modernizing and executing websites in an effort to improve navigation, provide content clarity, and constituent task completion.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   State employees do not have the expertise to complete this work.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This vendor was selected by Purchasing as part of a multi award solicitation 99SWC-S2340 to provide various consulting, marketing and education services.

d. Last bid date: 04/17/2023 Anticipated re-bid date: 01/27/2027

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

The vendor is currently under contract with various DHS agencies. Service has been satisfactory.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	chadwic1	09/02/2026 14:24:41 PM
Division Approval	chadwic1	09/02/2026 14:24:44 PM
Department Approval	chadwic1	09/02/2026 14:24:46 PM
Contract Manager Approval	slabranc	09/11/2026 11:21:16 AM
Budget Analyst Approval	mgassawa	09/11/2026 15:53:03 PM
BOE Agenda Approval	pokeefe	09/15/2026 16:01:52 PM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32963**

		Legal Entity Name:	Conti LLC
Agency Name:	**DHS - AGING AND DISABILITY SERVICES DIVISION**	Contractor Name:	**Conti LLC**
Agency Code:	**402**	Address:	**3965 W Post Rd**
Appropriation Unit:	**3279-34**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89118**
If "No" please explain:	Not Applicable	Contact/Phone:	Craig Garner 702-222-1200
		Vendor No.:	T32012018
		NV Business ID:	NV20201701676

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **12/31/2026**

Contract term: **91 days**

4. Type of contract: **Contract**

Contract description: **Conti**

5. Purpose of contract:

This is a new contract to provide surveillance cameras and installation services for existing medical facility buildings.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$237,138.00**

Other basis for payment: As invoiced per scope of work

II. JUSTIFICATION

7. What conditions require that this work be done?

Desert Regional Center's Intermediate Care Facility (DRC ICF) currently use older cameras that are separate from the cameras that have been installed in DRC's new buildings and also pose security risks. The new cameras that will be installed are the same model and are from the same vendor that installed the new camera in the new DRC buildings.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Currently use outside contractor for specialty installation and maintenance of proprietary camera equipment and networking.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Sole Source Contract (As Approved by Chief of Purchasing)**
Approval #: 260601
Approval Date: 05/26/2026

c. Why was this contractor chosen in preference to other?

Vendor currently contracted with State Public Works on buildings under construction on existing campus. This would allow older buildings integrate with system and hardware.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes
    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?
    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?
    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?
    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?
    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?
    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

July/August 2026
State Public Works
Quality of Service is satisfactory

14. Is the contractor currently involved in litigation with the State of Nevada?
    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:
    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?
    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?
    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?
    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	gwinde2	08/31/2026 15:09:58 PM
Division Approval	mashcra1	08/31/2026 16:33:24 PM
Department Approval	mashcra1	08/31/2026 16:33:27 PM
Contract Manager Approval	lstidha2	09/02/2026 09:06:16 AM
EITS Approval	ljean	09/02/2026 13:56:29 PM
Budget Analyst Approval	khal5	09/11/2026 10:20:20 AM
BOE Agenda Approval	kmccann	09/28/2026 13:57:11 PM
BOE Final Approval	Pending	

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
Purchasing Division
515 East Musser Street, Suite 300 | Carson City, Nevada 89701
Phone: 775-684-0170 | Fax: 775-684-0188

Purchasing Use Only:	
Approval#:	3160601

SOLICITATION WAIVER JUSTIFICATION AND REQUEST FORM

ALL FIELDS ARE REQUIRED - INCOMPLETE REQUESTS WILL BE RETURNED TO THE AGENCY

1a	**Agency Contact Information - Note: Approved copy will be sent to ONLY the contact(s) listed below:**		
	ENTER YOUR STATE AGENCY NAME:	*Desert Regional Center – Intermediate Care Facility (ICF)*	
	Contact Name and Title	*Phone Number*	*Email Address*
	Gary M. Winder	*(702) 486-6205*	*gmwinder@adsd.nv.gov*
	Mariana Acevedo	*(775) 687-4210*	*macevedo@adsd.nv.gov*

1b	**Vendor Information:**	
	Vendor Name:	*Conti – An Equans Company*
	Contact Name:	*Craig Garner*
	Complete Address: City, State, and Zip Code	*3965 W. Post Rd.* *Las Vegas, NV 89118*
	Telephone Number:	*(702) 544-8162*
	Email Address:	*cgarner@conticorporation.com*

X	**Type of Waiver Requested – Check the appropriate type:**	
	Sole or Single Source:	
	Professional Service Exemption:	*X*

1d	**Contract Information:**				
	Is this a new Contract? Check One:	Yes:	*X*	No:	
	If 'No' Enter Amendment Number:	#			
	Enter CETS Number:	#			

1e	**Term:**				
	One (1) Time Purchase? Check One:	Yes:	*X*	No:	
	Contract:	Start Date:	*6/15/2026*	End Date:	*12/31/2026*

1f	**Funding:**	
	State Appropriated:	
	Federal Funds:	*ARPA Funding #23RFPCN01*
	Grant Funds:	
	Other (Explain):	

Rec'd 05/05/26 auto✓

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
Purchasing Division

515 East Musser Street, Suite 300 | Carson City, Nevada 89701
Phone: 775-684-0170 | Fax: 775-684-0188

Purchasing Use Only:	
Approval#:	4160601④

SOLICITATION WAIVER JUSTIFICATION AND REQUEST FORM

ALL FIELDS ARE REQUIRED - INCOMPLETE REQUESTS WILL BE RETURNED TO THE AGENCY

1a	**Agency Contact Information - Note: Approved copy will be sent to ONLY the contact(s) listed below:**		
	ENTER YOUR STATE AGENCY NAME:	*Desert Regional Center – Intermediate Care Facility (ICF)*	
	Contact Name and Title	*Phone Number*	*Email Address*
	Gary M. Winder	*(702) 486-6205*	*gmwinder@adsd.nv.gov*
	Mariana Acevedo	*(775) 687-4210*	*macevedo@adsd.nv.gov*

1b	**Vendor Information:**	
	Vendor Name:	*Conti – An Equans Company*
	Contact Name:	*Craig Garner*
	Complete Address: City, State, and Zip Code	*3965 W. Post Rd.* *Las Vegas, NV 89118*
	Telephone Number:	*(702) 544-8162*
	Email Address:	*cgarner@conticorporation.com*

X	**Type of Waiver Requested – Check the appropriate type:**	
	Sole or Single Source:	
	Professional Service Exemption:	*X*

1d	**Contract Information:**				
	Is this a new Contract? Check One:	Yes:	*X*	No:	
	If 'No' Enter Amendment Number:	#			
	Enter CETS Number:	#			

1e	**Term:**				
	One (1) Time Purchase? Check One:	Yes:	*X*	No:	
	Contract:	Start Date:	*6/15/2026*	End Date:	*12/31/2026*

1f	**Funding:**	
	State Appropriated:	
	Federal Funds:	*ARPA Funding #23RFPCN01*
	Grant Funds:	
	Other (Explain):	

Rec'd 05/15/26 auto✓

Purchasing Use Only:	
Approval #:	26060010

1g	**Total Estimated Value of <u>this</u> Service Contract, Amendment or Purchase:**
	$250,000.00

2	**Provide a description of work/services to be performed or services with goods to be purchased:**
	Video surveillance equipment, approximately 140 indoor/outdoor cameras, and installation of cameras at the Desert Regional Center (DRC) Intermediate Care Facility (ICF). Equipment to match existing equipment provided by State Public Works, standardized hardware and software across all buildings on the campus. Integrated software system.

3	**What are the unique features/qualifications required for these services/services with goods that are not available from any other vendor?**
	Vendor currently under contract with State Public Works (SPW) on buildings under construction that includes new buildings on existing campus. This application would allow contracted vendor to retrofit older buildings with the integrated system hardware and software.

4	**Explain why these services/services with goods cannot be competitively bid and why this purchase is economically only available from a single source:**
	SPW oversees a current construction project that includes three new buildings on campus. It was recently discovered that the current camera system lacks security minimums and needs to be replaced. SPW subcontracted with Conti to purchase and install this same system in the three new buildings. This request is to engage the same company to secure and install the equipment. The intention is to allow all cameras to function on the same software across all building on campus.

5	**Were alternative services or commodities evaluated?**	**Check One:**	
		Yes	No
		X	
	a. *<u>If yes</u>, what were they and why were they unacceptable? Please be specific about features, characteristics, requirements, capabilities and compatibility.*		
	The current system was deemed a security risk and is no longer viable. Governor's Technology Office (GTO) was contacted and, after comprehensive discussions, it was determined that the best option at present is to use this new system, hardware and software to allow the ICF campus to function as standalone entity related to cameras.		
	b. *<u>If not</u>, why were alternatives not evaluated?*		

Purchasing Use Only:	
Approval #:	2606016

6	**Has the agency purchased these services/services with goods in the past? Check One:** *NOTE: To avoid delays or your request being rejected, if your previous purchase(s) was made via solicitation waiver(s), a copy or copies of ALL PREVIOUS WAIVERS MUST ACCOMPANY THIS REQUEST.*	**Yes**	**No**
			X

a. *If yes, starting with the most recent contract and working backward, for the entire relationship with this vendor, or any other vendor for these services/services with goods, the following information must be provided along with the CETS contract number(s) associated with each:*

Term		*Value*	*Short Description*	*Provide Type of Procurement RFP#, RFQ#, Waiver #*	*CETS #*
Start Date	*End Date*				
		$			
		$			
		$			
		$			
		$			

7	**What are the potential consequences to the State if the waiver request is denied and the services/services with goods is competitively bid?**
	The ICF campus would use two separate systems, one in the new buildings and another in the older buildings. The older buildings would be using an unsupported system that poses security risks. More importantly, separated systems potentially create greater risk and possible security issues when monitoring and completing surveillance reviews.

8	**What efforts were made or conducted to substantiate there is no competition for the services/services with goods and to ensure the price for this purchase is fair and reasonable?**
	SPW is currently contracted with this vendor for the installation of the system in the new buildings, currently under construction. This request would allow the currently selected and approved vendor to continue their scope of work in replacing existing cameras in these buildings and align the hardware and software systems into one congruent system.

9	**Will this purchase obligate the State to this vendor for future purchases? Check One:** *NOTE: Selecting "NO" indicates the agency will not submit future waivers for this Vendor, for this service.*	**Yes**	**No**
		X	

a. *If yes, please provide details regarding future obligations or needs.*

It may be necessary to engage this vendor in system updates and/or upgrades during its useful life as well as possible licensing agreements or ongoing support.

Purchasing Use Only:	
Approval #:	2606016

By signing below, I know and understand the contents of this Solicitation Waiver Request and Justification and attest that all statements are true and correct. Signatures are required from the agency representatives indicated below. *NOTE: The same individual cannot provide approval signatures in both sections.*

Signature of Agency Representative Initiating Request

Gary M. Winder, ASOIII — 4/17/2026

Print Name of Agency Representative Initiating Request — Date

Gujuan Caver AM ICF — 4/17/2026

Signature of Agency Head Authorizing Request

Gujuan Caver, Agency Manager - ICF — 4/17/2026

Print Name of Agency Head Authorizing Request — Date

FOR PURCHASING USE ONLY – PLEASE NOTE: *In an effort to avoid possible conflict with any equipment, system or process already installed or in place by the State of Nevada or to assist in our due diligence, **State Purchasing** may solicit a review of your request from another agency or entity. The signature below indicates another agency or entity has reviewed the information you provided.*

Name of agency or entity who provided information or review:

Representative Providing Review

Print Name of Representative Providing Review — Date

Please consider this memo as my approval of your request. This exemption is granted pursuant to NAC 333.150 or NRS 333.400. This exemption may be rescinded in the event reliable information becomes available upon which the Purchasing Administrator determines that the service or good sought may in fact be contracted for in a more effective manner. Pursuant to NRS 333.700(7), contracts for services do not become effective without the prior approval of the State Board of Examiners (BOE).

If you have any questions or concerns, please contact Cindy Stoeffler at 775-684-0173 or email at cstoeffler@admin.nv.gov.

NOTE: If this box is checked, the agency must include the TIE approval or approval update as an attachment in CETS.	✓

This signature does not exempt your agency from any other processes that may be required.

Approved by:

Administrator, Purchasing Division or Designee — 5.26.2026

Date

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

Jason Benshoof
Interim Deputy Director/CDO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Gujuan Caver, Agency Manager, Desert Regional Center, ADSD
Gary Winder, Administrative Services Officer III, ADSD
Donald Whitfield, IT Manager I, ADSD
Lucinda Varga, Account Technician I, ADSD

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
Jason Benshoof, Interim Deputy Director/Chief Data Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD
William Kennedy, Chief IT Manager, Network Services Division, GTO

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – ADSD – DRC Camera System – TIE 1827, Revision 1 – BA(s) 3279

DATE: May 5, 2026

We have completed our review of the ADSD investment which has an estimated total value of $250,000.00, allocated to FY2026 as one-time costs.

Funding source(s): 100% Federal Grant (ARPA #23RFPCN01).

GTO approves this investment for the Desert Regional Center (DRC) Intermediate Care Facility to replace and standardize the campus video surveillance environment through the installation of approximately 140 indoor and outdoor cameras and supporting integrated software. **This approval is limited to the medical facilities and does not extend to standard office areas, as those needs are duplicative of GTO's statewide investment.** The project will align existing buildings with the

surveillance system currently being installed by State Public Works (SPW) as part of ongoing campus construction. Existing wiring may remain in place where usable; however, the camera hardware and software platform across the approved facilities will be standardized so staff can operate within a single, integrated system.

This investment is supported by a clear operational and security need. Staff at the ICF regularly review surveillance footage as part of case reviews, safety monitoring, and protection of individuals residing on campus. Maintaining separate systems between new and older buildings would create unnecessary inefficiencies, complicate monitoring activities, and prolong reliance on an unsupported legacy system already identified by GTO and ADSD IT as a security risk. Replacing the legacy environment and aligning the full campus to the same platform through the SPW project improves consistency, reduces administrative burden, and strengthens the reliability of surveillance operations. The use of the same exacqVision and Illustra camera solution already deployed in other secure state environments also supports confidence in the maturity and suitability of the platform.

GTO supports this investment because it replaces obsolete and unsupported equipment, reduces security risk, and promotes a unified surveillance capability across the full campus. The project is appropriately timed to coincide with the broader construction effort, which should improve implementation efficiency and support a more seamless transition to the new standardized system.

The GTO investment and implementation, and technology risk scores indicate a moderate level of risk.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor’s Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **30913**

Amendment Number: **1**

Legal Entity Name: MESA ENERGY SYSTEMS, INC.

Agency Name: **DHS - PUBLIC AND BEHAVIORAL HEALTH**

Contractor Name: **MESA ENERGY SYSTEMS, INC.**

Agency Code: **406**

Address: **4098 S. McCarran Blvd.**

Appropriation Unit: **3162-07**

Is budget authority available?: **Yes**

City/State/Zip **Reno, NV 89502**

If "No" please explain: Not Applicable

Contact/Phone: Dan Estrada 775-622-6730

Vendor No.: T27027115

NV Business ID: NV20071267110

To what State Fiscal Year(s) will the contract be charged? **2026-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 40DHHS-S3250

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/01/2025**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **07/31/2029**

Contract term: **4 years**

4. Type of contract: **Contract**

Contract description: **HVAC**

5. Purpose of contract:

This is the first amendment to the original contract which provides ongoing heating, ventilation, and air conditioning repair and maintenance services to the northern facilities. This amendment increases the maximum amount from $99,000.00 to $191,703.50 due to the increased need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$99,000.00	$99,000.00	$99,000.00	Yes - Info
2.	Amount of current amendment (#1):	$92,703.50	$92,703.50	$191,703.50	Yes - Action
3.	New maximum contract amount:	$191,703.50			

II. JUSTIFICATION

7. What conditions require that this work be done?

All existing HVAC units need service due to harsh conditions and normal wear and tear. The routine maintenance and emergency repair are a necessity to our campus.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees/current staff do not have the specialized equipment or expertise to perform these services.

9. Were quotes or proposals solicited? Yes

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

FORCE INDUSTRIAL MECHANICAL
ARMSTRING PUMP
MESA ENERGY SYSTEMS, INC
S&S MECHANICAL

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

In accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

   d. Last bid date: 06/11/2025 Anticipated re-bid date: 01/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

This vendor is currently performing satisfactory services for the division.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	msilzell	09/10/2026 09:53:57 AM
Division Approval	msilzell	09/10/2026 09:53:59 AM
Department Approval	msilzell	09/10/2026 09:54:01 AM
Contract Manager Approval	msilzell	09/10/2026 10:19:09 AM

Budget Analyst Approval	rgiffor1	09/11/2026 14:03:57 PM
BOE Agenda Approval	klay0	09/15/2026 17:31:19 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32922**

		Legal Entity Name:	CDW GOVERNMENT LLC
Agency Name:	**DSS - SOCIAL SERVICES**	Contractor Name:	**CDW GOVERNMENT LLC**
Agency Code:	**407**	Address:	**120 S. RIVERSIDE PLAZA**
Appropriation Unit:	**3228-64**		
Is budget authority available?:	**Yes**	City/State/Zip	**CHICAGO, IL 60606**
If "No" please explain:	Not Applicable	Contact/Phone:	MITCH FUNK 312-705-5635
		Vendor No.:	PUR0000186A
		NV Business ID:	NV20101017707

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 407

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **12/31/2026**
   Contract term: **91 days**

4. Type of contract: **Other (include description): Service Agreement via 99SWC-NV25-27248**
   Contract description: **FileNet Upgrade**

5. Purpose of contract:
   This is a new service agreement under statewide contract #99SWC-NV25-27248 which provides IBM hardware, software, and services. This service agreement provides an on-premises IBM FileNet P8 upgrade and addresses security concerns, maintains vendor support and patch ability, improves reliability, and supports regulatory compliance.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$119,150.00**
   Other basis for payment: As invoiced by the contractor and approved by the State.

II. JUSTIFICATION

7. What conditions require that this work be done?
   DSS needs to upgrade its existing on-premises IBM FileNet environment to current versions. The upgrade addresses security concerns, maintains vendor support and patch ability, improves reliability, and supports regulatory compliance and continued protection of State information. Upgrading the existing platform avoids duplicative investment and aligns with the State's objectives for secure and sustainable technology operations.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   DSS resources do not have the IBM expertise to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

It is permissive for DSS to utilize Statewide contract 99SWC-NV25-27248. The division is listed in the RFP (99SWC-S3266) as one of the agencies currently using said products and platforms for this contract.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Currently under contract and providing satisfactory services.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

    Andrew Tucker, Chief IT Manager Ph: 775-684-0540

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	cbuscay	08/31/2026 10:22:02 AM
Division Approval	cbuscay	08/31/2026 10:22:05 AM
Department Approval	rthomps1	08/31/2026 11:42:16 AM
Contract Manager Approval	mpomerle	09/03/2026 16:33:16 PM
EITS Approval	ljean	09/04/2026 07:23:35 AM
Budget Analyst Approval	khal5	09/10/2026 17:13:16 PM
BOE Agenda Approval	kmccann	09/28/2026 13:57:36 PM
BOE Final Approval	Pending	

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

Michael D. Smith Jr.
Deputy Director/CTO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Robert Thompson, Administrator, DHS, DSS
Andrew Tucker, Chief IT Manager, DHS, DSS
Brooke Barlow, Chief, Fiscal, DHS. DSS
Crystal Buscay, Chief Financial Officer, DHS, DSS
John Taft, IT Manager III, DHS, DSS
Larry Smolyansky, IT Manager III, DHS, DSS
Tammy Hohenstein, Budget Analyst III, DHS, DSS

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
Michael D. Smith Jr., Deputy Director/Chief Technology Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD
Jared Wilkin, Interim Chief IT Manager, Client Services Division, GTO

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – DSS – *IBM FileNet Upgrade Consulting* – TIE 1962, Revision 1 – BA(s) 3228

DATE: August 5, 2026

We have completed our review of the Department of Human Services (DHS), Division of Social Services (DSS) investment which has an estimated total value of $119,150.00, allocated to FY2027 as a one-time cost.

Funding source(s): 100% Federal Grant (ARPA Funds).

This investment is approved. DSS will use IBM Expert Labs services to upgrade its existing on-premises IBM FileNet environment to current versions. The upgrade addresses security concerns, maintains vendor support and patch ability, improves reliability, and supports regulatory compliance and continued protection of State information. Upgrading the existing platform avoids duplicative investment and aligns with the State's objectives for secure and sustainable technology operations.

DSS should document security validation for authentication, external access, custom applications, integrations, and protection of personally identifiable information. DSS should also resolve inconsistent SOW provisions regarding subcontractor use, provider access, and data access before execution. GovRAMP does not apply because the investment does not introduce a cloud service.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **27941**

Amendment Number: **3**

Legal Entity Name: Magellan Healthcare, INC.

Agency Name: **DHS - CHILD AND FAMILY SERVICES**

Contractor Name: **Magellan Healthcare, INC.**

Agency Code: **409**

Address: **8621 Robert Fulton Drive**

Appropriation Unit: **3146-41**

Is budget authority available?: **No**

City/State/Zip **Columbia , MD 21046**

If "No" please explain: Balance forward WPs are pending

Contact/Phone: Caroline P. Carney 602-572-2565

Vendor No.: T29045897

NV Business ID: NV20011379302

To what State Fiscal Year(s) will the contract be charged? **2024-2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/08/2023**

Anticipated BOE meeting date 02/2026

Retroactive? **Yes**

If "Yes", please explain

Reduced monthly rates effective 6/1/25.

3. Previously Approved Termination Date: **12/31/2026**

Contract term: **3 years and 146 days**

4. Type of contract: **Contract**

Contract description: **Care Mgmt. Entity**

5. Purpose of contract:

This is the third amendment to the original contract which provides care management for children, youth, and young adults with complex behavioral health needs. This amendment decreased the maximum amount from $22,920,305.45 to $14,629,774.00 due to a decrease in the monthly amount.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$22,920,303.45	$22,920,303.45	$22,920,303.45	Yes - Action
	a. Amendment 1:	$0.00	$0.00	$0.00	No
	b. Amendment 2:	$0.00	$0.00	$0.00	No
2.	Amount of current amendment (#3):	-$8,290,529.45	-$8,290,529.45	-$8,290,529.45	Yes - Action
3.	New maximum contract amount:	$14,629,774.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

The Division is seeking to pilot a statewide Care Management Entity model for management and organization of delivery of services for children, youth, and young adults ages 3-20 with complex behavioral health needs who may be involved in multiple systems.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The state does not have the resources to provide these services.

9. Were quotes or proposals solicited? Yes

   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

   Pursuant to RFP 40DHHS-S2278, and in accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

   d. Last bid date: 03/13/2023 Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	jvanderl	08/18/2026 15:05:18 PM
Division Approval	jvanderl	08/18/2026 15:05:22 PM
Department Approval	bmcdani	08/18/2026 15:11:38 PM
Contract Manager Approval	jvanderl	08/18/2026 15:12:03 PM
Budget Analyst Approval	pokeefe	09/15/2026 16:11:06 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32871**

		Legal Entity Name:	ImageFirst of California LLC
Agency Name:	**DHS - CHILD AND FAMILY SERVICES**	Contractor Name:	**ImageFirst of California LLC**
Agency Code:	**409**	Address:	**3960 West Mesa Vista Avenue**
Appropriation Unit:	**3646-27**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89118**
If "No" please explain:	Not Applicable	Contact/Phone:	Hannah Vretenar 800-932-7472
		Vendor No.:	T29052323
		NV Business ID:	NV20201820867

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**73.00 %**	Fees	0.00 %
X	Federal Funds	**27.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 40DHHS-S3885 - JT

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **11/01/2026**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **10/31/2030**
   Contract term: **4 years**

4. Type of contract: **Contract**
   Contract description: **Laundry Services**

5. Purpose of contract:

   This is a new contract to provide linen and laundry services to Desert Willow Treatment Center.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$203,972.60**

II. JUSTIFICATION

7. What conditions require that this work be done?

   DCFS operates a behavioral hospital at Desert Willow Treatment Center and as such requires laundry services. The agency does not have the capability to perform these services internally.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   State employees are not skilled or have the tools to do this job. In addition, the agency does not have the required equipment to perform these services.

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?

Pursuant to RFP #40DHHS-S3885 and in accordance with NRS 333, the selected vendor was the only vendor to propose and, upon review, met the evaluation criteria.

d. Last bid date: 06/01/2022 Anticipated re-bid date: 06/01/2030

10. a. Does the contract contain any IT components? No

b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

No

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

Yes

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	prassie1	08/05/2026 11:58:31 AM
Division Approval	bmcdani	08/25/2026 14:15:04 PM
Department Approval	jvanderl	08/25/2026 14:15:26 PM
Contract Manager Approval	sknigge	09/17/2026 07:28:54 AM
Budget Analyst Approval	pokeefe	09/18/2026 10:03:41 AM
BOE Agenda Approval	pokeefe	09/18/2026 10:03:44 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32773**

		Legal Entity Name:	Nye County School District
Agency Name:	**NVHA - NEVADA HEALTH AUTHORITY DIRECTOR'S OFFICE**	Contractor Name:	**Nye County School District**
Agency Code:	**410**	Address:	**484 S. West Street**
Appropriation Unit:	**3158-24**		
Is budget authority available?:	**Yes**	City/State/Zip	**Pahrump, NV 8048**
If "No" please explain:	Not Applicable	Contact/Phone:	Karen Holley and Karen Suriano-Mertz 775-727-7743
		Vendor No.:	T40243600
		NV Business ID:	Governmental Entity

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **Yes**

If "Yes", please explain

This contract is retroactive due to onboarding NCSD and to ensure the necessary elements are in place (time studies, cost pools, tracking etc.) to join this program and participate in MAC claiming starting July 1, 2026.

3. Termination Date: **06/30/2030**
Contract term: **4 years**

4. Type of contract: **Interlocal Agreement**
Contract description: **Admin Claiming**

5. Purpose of contract:

This is a new interlocal agreement to provide administrative cost recovery relating to the administrative functions of the school district for current or potential Nevada Medicaid and Nevada Check Up eligible students.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$480,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

School Based Medicaid Administrative Claiming was established to allow for Medicaid reimbursement for the administrative functions of the School District for current or potential Nevada Medicaid/Check Up eligible students. Eligible reimbursable services include Medicaid eligibility, outreach, and referral, coordination, and monitoring of Medicaid services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State agencies are currently providing these services within various agencies. This contract allows for the expansion of these services in a school setting.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

NRS 277.180 authorizes one or more public agencies to contract with another public agency to perform governmental functions.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Current interlocal agreements between Nye County and NVHA

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:
    Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:
    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	loter1	08/27/2026 16:19:44 PM
Division Approval	ttilto1	08/28/2026 08:37:26 AM
Department Approval	cleech	08/28/2026 10:25:51 AM
Contract Manager Approval	ijanssen	09/02/2026 16:20:57 PM
Budget Analyst Approval	khawkin1	09/04/2026 08:22:31 AM
BOE Agenda Approval	khawkin1	09/28/2026 14:27:33 PM
BOE Final Approval	Pending	

Joe Lombardo
Governor

NEVADA HEALTH AUTHORITY
4070 Silver Sage Drive
Carson City, NV 89701
NVHA.NV.GOV

Stacie Weeks, Director

MEMORANDUM

DATE: **July 24, 2026**

TO: Kirk Hawkins, Executive Branch Budget Officer, Governor's Finance Office

FROM: Melissa Madera, ASO 4, Nevada Health Authority (NVHA)

RE: **Request for Retroactive Start Date of July 1, 2026, for Nye County School District (NCSD) Contract for School Based Medicaid Administrative Claiming Program**

This memorandum requests a retroactive start date of July 1, 2026, for the Nye County School District (NCSD) contract for School Based Medicaid Administrative Claiming (MAC) for the service period beginning July 1, 2026.

This Certified Public Expenditure (CPE) agreement is for the addition of NCSD to the MAC program which currently has two participants, Clark County School District and Washoe County School District. This program allows the school districts to claim some of their administrative costs for providing school-based health services.

This contract is retroactive due to onboarding NCSD and to ensure the necessary elements are in place (time studies, cost pools, tracking etc.) to join this program and participate in MAC claiming starting July 1, 2026. With this retroactive start date, NCSD will be able to fully participate in the entire first quarter, which allows NVHA for a full quarter of reimbursement.

Thank you for your consideration.

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32988**

		Legal Entity Name:	Public Health Supportive Services LLC
Agency Name:	**NVHA - NEVADA HEALTH AUTHORITY DIRECTOR'S OFFICE**	Contractor Name:	**Public Health Supportive Services LLC**
Agency Code:	**410**	Address:	**9550 Vikingholm Road**
Appropriation Unit:	**3158-48**		
Is budget authority available?:	**Yes**	City/State/Zip	**Reno, NV 89521**
If "No" please explain:	Not Applicable	Contact/Phone:	James Kuzhippala 7028835782
		Vendor No.:	
		NV Business ID:	NV20212199459

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2027**

Contract term: **272 days**

4. Type of contract: **Contract**

Contract description: **Technical Assistance**

5. Purpose of contract:

This is a new service agreement under statewide contract #99SWC-NV23-17889 which provides consulting, marketing, and education services. This service agreement will provide resource development, training, and technical assistance services to support Medicaid School Health Services.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$119,500.00**

Other basis for payment: As invoiced by the contractor and approved by the state.

II. JUSTIFICATION

7. What conditions require that this work be done?

This service agreement will provide consulting, resource development, training and technical assistance services to support Medicaid School Health Services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The State does not have the resources or expertise to develop and implement this project.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Pursuant to RFP #99SWC-S2340, and in accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

d. Last bid date: 08/01/2023 Anticipated re-bid date: 07/31/2027

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

#30779 08/01/2025 - 08/31/2026 with satisfactory performance with the state.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	loter1	08/28/2026 17:56:32 PM
Division Approval	ttilto1	08/31/2026 11:46:39 AM
Department Approval	staciew7	09/02/2026 13:07:40 PM
Contract Manager Approval	ijanssen	09/02/2026 16:25:53 PM
Budget Analyst Approval	khawkin1	09/04/2026 08:49:44 AM
BOE Agenda Approval	khawkin1	09/04/2026 08:49:47 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **28903**

Amendment Number: **1**

Legal Entity Name: Verisys Corporation

Agency Name: **NVHA - NEVADA HEALTH AUTHORITY DIRECTOR'S OFFICE**

Contractor Name: **Verisys Corporation**

Agency Code: **410**

Address: **9960 Corporate Campus Dr.**

Appropriation Unit: **3158-04**

Suite 3000

Is budget authority available?: **Yes**

City/State/Zip **Louisville, KY 40223**

If "No" please explain: Not Applicable

Contact/Phone: Amy Andersen 888-837-4797

Vendor No.: T29048415

NV Business ID: NV20081249760

To what State Fiscal Year(s) will the contract be charged? **2024-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**25.00 %**	Fees	0.00 %
X	Federal Funds	**75.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: RFP #40DHHS-S2377 (RV)

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **03/12/2024**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **03/31/2028**

Contract term: **6 years and 111 days**

4. Type of contract: **Contract**

Contract description: **Centralized Credent**

5. Purpose of contract:

This is the first amendment to the original contract which provides centralized credentialing and recredentialing services. This amendment extends the termination date from March 12, 2024 to June 30, 2030 and increases the maximum amount from $5,171,500.00 to $8,793,799.30 due to the continued need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$5,171,500.00	$5,171,500.00	$5,171,500.00	Yes - Action
2.	Amount of current amendment (#1):	$3,622,299.30	$3,622,299.30	$3,622,299.30	Yes - Action
3.	New maximum contract amount:	$8,793,799.30			
	and/or the termination date of the original contract has changed to:	06/30/2030			

II. JUSTIFICATION

7. What conditions require that this work be done?

To streamline the Nevada Medicaid provider enrollment process, ensure consistency with information, follow prescribed standards for Medicaid providers, and offer a more provider-friendly experience and offer a single point of entry for applicants and providers. Section 5005(b)(2) of the 21st Century Cures Act amended Section 1932(d) provides that, not later than January 1, 2018, a state shall require that in order to participate as a provider in the network of a managed care entity the provider is enrolled consistent with section 1902(kk) with the State agency administering the State plan under this title.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the qualifications/resources to perform these services.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

Pursuant to RFP #40DHHS-S2377 and in accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

   d. Last bid date: 06/19/2023 Anticipated re-bid date: 06/01/2027

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	loter1	08/27/2026 16:26:04 PM

Division Approval	ttilto1	08/31/2026 09:58:17 AM
Department Approval	staciew7	09/02/2026 13:07:22 PM
Contract Manager Approval	ijanssen	09/02/2026 16:24:06 PM
EITS Approval	ljean	09/03/2026 11:46:41 AM
Budget Analyst Approval	khawkin1	09/04/2026 10:08:21 AM
BOE Agenda Approval	khawkin1	09/04/2026 10:08:24 AM

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

Jason Benshoof
Interim Deputy Director/CDO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Stacie Weeks, Director, NVHA
Lynnette Aaron, Deputy Director, Fiscal Services, NVHA
Robin Ochsenschlager, IT Manager III, NVHA
Shawna Pascual, Management Analyst IV, NVHA
Lisa Tuttle, Management Analyst III, NVHA

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
Jason Benshoof, Interim Deputy Director/Chief Data Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – NVHA – *Centralized Credentialing* – TIE 354, Revision 2 – BA(s) 3158

DATE: May 14, 2026

We have completed our review of the Nevada Health Authority (NVHA) investment which has an estimated total value of $8,793,802.30, allocated to the current and future biennia as follows:

Cost Type	FY26	FY27	FY28	FY29	FY30	Grand Total
One-Time Cost	**$ 1,540,500.00**	**$ 1,543,206.62**	**$ 1,546,205.61**	**$ 1,547,365.27**	**$ 1,553,024.80**	**$ 7,730,302.30**
Services - Contracts	$ 1,540,500.00	$ 1,543,206.62	$ 1,546,205.61	$ 1,547,365.27	$ 1,553,024.80	$ 7,730,302.30
Grand Total	**$ 1,540,500.00**	**$ 1,543,206.62**	**$ 1,546,205.61**	**$ 1,547,365.27**	**$ 1,553,024.80**	**$ 7,730,302.30**

Funding source(s): 75% Federal Grant and 25% General Fund.

The proposed cost update and contract extension is approved for continuation of the existing Centralized

Credentialing services through FY2030. The investment supports Nevada Medicaid provider enrollment and credentialing operations by maintaining a centralized process that reduces duplicative applications, minimizes redundant administrative review across Fee for Service and Managed Care programs, and promotes more consistent credentialing outcomes for providers and participating plans. The business case remains sound because continued centralized credentialing supports administrative simplification, provider participation, operational consistency, and alignment with CMS certification and enhanced federal funding objectives.

The stated purpose of the investment is to reduce duplicative credentialing and enrollment processes across Medicaid and managed care organizations. Cybersecurity risk appears manageable for this continuation based on the submission stating that all security requirements have been addressed and that an approved Security Plan is on file with NVHA Information Security.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32984**

		Legal Entity Name:	BERRY, DUNN, MCNEIL & PARKER, LLC
Agency Name:	**NVHA - NEVADA HEALTH AUTHORITY DIRECTOR'S OFFICE**	Contractor Name:	**BERRY, DUNN, MCNEIL & PARKER, LLC**
Agency Code:	**410**	Address:	**2211 Congress Street**
Appropriation Unit:	**3247-04**		
Is budget authority available?:	**Yes**	City/State/Zip	**Portland, ME 04102**
If "No" please explain:	Not Applicable	Contact/Phone:	Charles Leadbetter 207-541-2200
		Vendor No.:	
		NV Business ID:	NV20121551586

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **11/02/2026**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **10/30/2027**
   Contract term: **361 days**

4. Type of contract: **Contract**
   Contract description: **Implementation Supp.**

5. Purpose of contract:
   This is a new service agreement under statewide contract #99SWC-NV26-27688 which provides procurement assistance and support services. This agreement provides support for implementation of the Rural Health Transformation Program.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$512,500.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   Nevada's Rural Health Transformation Program under federal initiative under H.R.1 (2025), with Nevada to strengthen rural health care through four major statewide initiatives.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   We do not have the personnel with this expertise to do this scope of work.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?

Per NRS 333 this vendor was chosen by competitive bid procurement through NASPO Cooperative Agreement DPC-1428523190-SA-5-PASS_ITRAC and Nevada Statewide contract 99SWC-NV26-27688.

d. Last bid date: 01/09/2026 Anticipated re-bid date: 01/01/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

This vendor has various current contracts with satisfactory performance with the state.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	aroma2	08/28/2026 14:46:14 PM
Division Approval	ttilto1	08/31/2026 10:02:13 AM
Department Approval	cleech	09/01/2026 17:23:41 PM
Contract Manager Approval	ijanssen	09/02/2026 16:24:23 PM
Budget Analyst Approval	khawkin1	09/04/2026 09:44:21 AM
BOE Agenda Approval	khawkin1	09/04/2026 09:44:30 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **33031**

		Legal Entity Name:	MEDICAL TRANSPORTATION MANAGEMENT, INC.
Agency Name:	**NEVADA MEDICAID**	Contractor Name:	**MEDICAL TRANSPORTATION MANAGEMENT, INC.**
Agency Code:	**414**	Address:	**16 HAWK RIDGE DR**
Appropriation Unit:	**3243-11**		
Is budget authority available?:	**Yes**	City/State/Zip	**LAKE SAINT LOUIS, MO 63367**
If "No" please explain:	Not Applicable	Contact/Phone:	Amy Ritchie 636-695-5634
		Vendor No.:	
		NV Business ID:	NV20071167070

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**30.00 %**	Fees	0.00 %
X	Federal Funds	**70.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: RFP 41NHA-S3848/HM

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **12/31/2030**

Contract term: **4 years and 92 days**

4. Type of contract: **Contract**

Contract description: **Non-Emergency Transp**

5. Purpose of contract:

This is a new contract to provide non-emergency transportation brokerage services throughout Nevada.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$71,754,248.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

Title XIX of the Social Security Act requires states to provide transportation to Medicaid covered services through the most cost mode. Non-emergency medical transportation services are arranged through a broker using various modes of transportation.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The State does not have the resources to broker transportation for all Medicaid recipients nor the expertise to provide these services.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? Yes

a. List the names of vendors that were solicited to submit proposals (include at least three):

Sentry Management Solutions
MediDrive LLC
SafeRide Inc.

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Pursuant to RFP 41NHA-S3848 and in accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

d. Last bid date: 05/01/2026 Anticipated re-bid date: 05/01/2030

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

#23926 for NVHA with satisfactory service

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	swes2	09/09/2026 15:00:04 PM
Division Approval	rdean	09/09/2026 15:02:56 PM
Department Approval	cleech	09/09/2026 15:13:01 PM
Contract Manager Approval	ijanssen	09/09/2026 15:13:40 PM
Budget Analyst Approval	khawkin1	09/10/2026 07:29:53 AM
BOE Agenda Approval	khawkin1	09/10/2026 07:29:55 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32613**

		Legal Entity Name:	Washoe County -OBO Washoe County Juvenile Services
Agency Name:	**NEVADA MEDICAID**	Contractor Name:	**Washoe County -OBO Washoe County Juvenile Services**
Agency Code:	**414**	Address:	**1001 E. 9th St.**
Appropriation Unit:	**3243-24**		
Is budget authority available?:	**Yes**	City/State/Zip	**Reno, NV 89512**
If "No" please explain:	Not Applicable	Contact/Phone:	Jon Bozanich 775-325-7800
		Vendor No.:	
		NV Business ID:	Governmental Entity

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **10/01/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **Yes**

If "Yes", please explain

Presentation of the contract for review and signatures was delayed due to coordination challenges with board meeting schedules, resulting in a delay in finalizing the contract.

3. Termination Date: **09/30/2030**

Contract term: **4 years**

4. Type of contract: **Interlocal Agreement**

Contract description: **TCM /Admin Services**

5. Purpose of contract:

This is a new interlocal agreement to provide Targeted Case Management and administrative service cost recovery.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$1,372,928.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

Targeted Case Management Services are pervaded per the Medicaid State Plan Amendment in the Nevada Medicaid Services Manual.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State agencies do not have the staff available to provide these services.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

NRS 277.180 authorizes one or more public agencies to contract with another public agency to perform governmental functions.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

DHCFP/NVHA since 2018 - 2026 Satisfactory

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:
    Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:
    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	loter1	07/06/2026 10:33:41 AM
Division Approval	ttilto1	07/09/2026 16:45:51 PM
Department Approval	staciew7	07/27/2026 13:49:41 PM
Contract Manager Approval	aestrad4	09/02/2026 15:36:30 PM
Budget Analyst Approval	khawkin1	09/04/2026 08:28:44 AM
BOE Agenda Approval	khawkin1	09/04/2026 08:28:48 AM
BOE Final Approval	Pending	

Joe Lombardo
Governor

NEVADA HEALTH AUTHORITY
DIRECTOR'S OFFICE
4070 Silver Sage Drive
Carson City, NV 89701
NVHA.NV.GOV

Stacie Weeks
Director

MEMORANDUM

DATE: August 27, 2026

TO: Kirk Hawkins, Executive Branch Budget Officer, Governor's Finance Office

FROM: Stacie Weeks, Director, Nevada Health Authority LS.

RE: Request for Retroactive Start Date of October 1, 2026, for Washoe County Juvenile Services CETS #32613 Contract for the responsibilities between the Nevada Health Authority and Washoe County Juvenile Services regarding Medicaid reimbursement for all allowable Targeted Case Management and administrative services.

The purpose of this memorandum is to request approval for a retroactive start date of October 1, 2026, for contract CETS#32613, which is scheduled for the October BOE meeting. This contract establishes the responsibilities between the Nevada Health Authority (NVHA) and Washoe County on behalf of Washoe County Juvenile Services regarding Medicaid reimbursement for all allowable Targeted Case Management and administrative services.

The contract is funded under Budget CPE-TCM 3243/24/7600 and Medicaid Administrative Claiming 315/24/7064 with 100 percent federal funds.

Presentation of the contract for review and signatures was delayed due to coordination challenges with board meeting schedules, resulting in a delay in finalizing the contract.

The division will account for vendor board meeting delays and summer scheduling constraints moving forward. NVHA acknowledges that retroactive contract requests are not standard practice. Any questions related to this memorandum may be directed to Lynnette Aaron at L.Aaron@nvha.nv.gov.

Thank you for your consideration.

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **23962**

Amendment Number: **3**

Legal Entity Name: THE ABBI AGENCY

Agency Name: **NVHA - SILVER STATE HEALTH INSURANCE EXCHANGE**

Contractor Name: **THE ABBI AGENCY**

Agency Code: **415**

Address: **1385 HASKELL ST STE A**

Appropriation Unit: **1400-50**

Is budget authority available?: **Yes**

City/State/Zip **RENO, NV 89509-2844**

If "No" please explain: Not Applicable

Contact/Phone: Patrick Ty Whitaker 775-323-2977

Vendor No.: T27037235

NV Business ID: NV20081200897

To what State Fiscal Year(s) will the contract be charged? **2021-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Carrier Premium**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

Agency Reference #: RFP # 96SSHIX-S1296

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **03/09/2021**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **03/31/2027**

Contract term: **7 years and 23 days**

4. Type of contract: **Contract**

Contract description: **Marketing & Outreach**

5. Purpose of contract:

This is the third amendment to the original contract which provides integrated marketing and outreach services aimed at facilitating the sale of qualified health and dental plans to underinsured and uninsured Nevadans through Nevada Health Link. This amendment extends the termination date from March 31, 2027 to March 31, 2028 and increases the maximum amount from $19,200,000 to $22,400,000 due to the continued need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$12,800,000.00	$12,800,000.00	$12,800,000.00	Yes - Action
	a. Amendment 1:	$3,200,000.00	$3,200,000.00	$3,200,000.00	Yes - Action
	b. Amendment 2:	$3,200,000.00	$3,200,000.00	$3,200,000.00	Yes - Action
2.	Amount of current amendment (#3):	$3,200,000.00	$3,200,000.00	$3,200,000.00	Yes - Action
3.	New maximum contract amount:	$22,400,000.00			
	and/or the termination date of the original contract has changed to:	03/31/2028			

II. JUSTIFICATION

7. What conditions require that this work be done?

Marketing and outreach is a key component to the success of the Exchange. A vast amount of research and planning is required to ensure that the marketing and outreach is provided to the appropriate target audience emphasizing the most relevant content.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The scope of this project is too large and time consuming for the work load of state employees to handle.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? Yes

a. List the names of vendors that were solicited to submit proposals (include at least three):

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Pursuant to RFP #96SSHIX-S1296, and in accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

d. Last bid date: 10/15/2020 Anticipated re-bid date: 10/01/2024

10. a. Does the contract contain any IT components? No

b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

No

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Multiple, satisfied

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

Yes

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date

Budget Account Approval	jlop18	08/19/2026 15:50:14 PM
Division Approval	jsnido1	08/20/2026 15:02:54 PM
Department Approval	cleech	09/01/2026 17:26:09 PM
Contract Manager Approval	jlop18	09/04/2026 14:25:09 PM
Budget Analyst Approval	klay0	09/16/2026 12:16:09 PM
BOE Agenda Approval	klay0	09/16/2026 12:16:12 PM

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION

515 East Musser Street, Suite 300 | Carson City, Nevada 89701
Phone: 775-684-0170

Purchasing Use Only:	
Approval #:	7520

CONTRACT EXTENSION JUSTIFICATION AND REQUEST FORM

ALL FIELDS ARE REQUIRED - INCOMPLETE REQUESTS WILL BE RETURNED TO THE AGENCY

1	**Agency Contact Information: Note: Approved copy will be sent to only to the contact(s) listed below:**		
	ENTER STATE AGENCY NAME:	NV Health Authority / SSHIX	
	Contact Name and Title	***Phone Number***	***Email Address***
	Katie Charleson, Communications Officer	***775-687-9929***	***kcharleson@nvha.nv.gov***
	Eliane Fuentes, Audit Manager	***775-687-9787***	***efuentes@nvha.nv.gov***
	Jonathan Lopez. Chief Financial Officer	***775-687-9703***	***j-lopez@nvha.nv.gov***

2	**Contractor Information:**	
	Contractor Name:	***The Abbi Agency***
	Contact Name:	***Patrick Ty Whitaker***
	Complete Address: City, State and Zip Code	***1385 Haskell St Ste A*** ***Reno NV, 89509***
	Phone Number:	***775-323-2977***
	Email Address:	***TUCKER@THEABBIAGENCY.COM***

3	**List *ALL PREVIOUS* Contract Information for which the agency has contracted with this vendor (contract history):**				
	Solicitation Type, if applicable:		#:		
	Enter CETS Number:	#			
	Contract Amount:	$			
	Contract Term:	Start Date:		End Date:	

Purchasing Use Only:	
Approval #:	7520

4	**List *CURRENT* Contract Information:**				
	Solicitation Type, if applicable:	***Request for Proposal***		#:	***96SSHIX1296***
	Enter CETS Number:	***#23962***			
	Initial Contract Amount:	***$12,800,000.00***			
	Contract Term:	Start Date:	***03/09/2021***	End Date:	***03/31/2025***

5	**Amendment Information – List *all previously* approved amendments:**			
	Amd #:	*Brief Synopsis of What Amendment Accomplished:*	*Identify dollar amount for **this** amendment*	*Change in End Date*
	1	***Provide integrated marketing and outreach services aimed at facilitating the sale of qualified health and dental plans to underinsured and uninsured Nevadans through Nevada Health Link.***	***$3,200,000.00***	***03/31/2026***
	2	***Provide integrated marketing and outreach services aimed at facilitating the sale of qualified health and dental plans to underinsured and uninsured Nevadans through Nevada Health Link.***	***$3,200,000.00***	***03/31/2027***

6	***Proposed* Amendment Information:**			
	Amd #:	*Brief Synopsis of What the Requested Amendment will Accomplish*	*Identify dollar amount for **this** amendment*	*Change in End Date*
	3	***Provide integrated marketing and outreach services aimed at facilitating the sale of qualified health and dental plans to underinsured and uninsured Nevadans through Nevada Health Link.***	***$3,200,000.00***	***03/31/2028***

7	**What is the justification to extend the contract term beyond the State's four (4) year re-solicitation policy (SAM 0305 E)?**
	A one-year extension serves as a bridge period that will provide stability and ensure continuity of critical marketing and outreach efforts while allowing sufficient time to develop thoughtful, strategic, and competitive procurement that aligns with the Nevada Health Authority's communications objectives. In addition, the Exchange is requesting this one-year extension of the current marketing contract to provide continuity during a period of significant organizational and operational transition.

#752 (c)

	Over the past year, the Silver State Health Insurance Exchange has been integrated into the Nevada Health Authority, resulting in the creation of a new division with new leadership, governance, approval processes, and strategic priorities. As the Exchange continues to establish workflows and align marketing and communications efforts with the Nevada Health Authority's broader mission, additional time is needed to develop a comprehensive Request for Proposal that accurately reflects the Division's long-term needs. In addition to these organizational changes, the Exchange is preparing for several significant federal and operational initiatives that will substantially impact outreach, education, and consumer engagement. These include implementation of provisions under H.R. 1, formally titled the One Big Beautiful Bill Act, such as pre-enrollment verification requirements that will require consumers to actively shop for and update their information rather than relying on automatic renewals. The Exchange is also preparing for the launch of Medicaid Express later this fall, which will require extensive marketing, education, and stakeholder communications.

	What are the potential consequences to the State if the contract extension request is denied?
8	Extending the current contract for one year will allow the Division to develop a stronger, more strategic procurement that better serves the State and Nevada consumers. A compressed procurement timeline has the potential to reduce opportunities for collaboration with Division leadership, resulting in a less comprehensive RFP and potentially limiting the State's ability to obtain the best overall value.

Purchasing Use Only:	
Approval #:	7520

By signing below, I know and understand the proposed contract extension exceeds the State's policy pursuant to SAM Section 0305 E that contracts be solicited at least every four (4) years and attest that all statements are true and correct. Signatures are required from the agency representatives indicated below. *The same individual cannot provide approval signatures in both sections.*

Signature of Agency Representative Initiating Request

JANEC DAVIS
Print Name of Agency Representative Initiating Request

7/22/26
Date

Signature of Agency Head Authorizing Request

JENNIFER KRUPP, ADMINISTRATOR
Print Name of Agency Head Authorizing Request

7/22/26
Date

Please consider this memo as my support of your request to extend the identified contract beyond the current State policy period. This exemption is granted pursuant to NRS 333.135(5), SAM 0305 and SAM 0310 and may be rescinded in the event reliable information becomes available upon which the Purchasing Administrator determines the decision was based on incorrect or inaccurate facts. Pursuant to NRS 333.700(7), contracts for services do not become effective without the prior approval of the State Board of Examiners (BOE).

Reminder: If this box is checked, the agency must include the Technology Investment Evaluation (TIE) approval memo or TIE Approval Update memo with the submission and must include it as an attachment in CETS.	

<u>This approval does not exempt an agency from any other contracting process.</u>

Signed:

Administrator, Purchasing Division or Designee

7.28.2024
Date

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32798**

		Legal Entity Name:	ACE FIRE SYSTEMS, LLC
Agency Name:	**ADJUTANT GENERAL & NATIONAL GUARD**	Contractor Name:	**ACE FIRE SYSTEMS, LLC**
Agency Code:	**431**	Address:	**2620 WESTERN AVE**
Appropriation Unit:	**3650-07**		
Is budget authority available?:	**Yes**	City/State/Zip	**LAS VEGAS, NV 89109-1112**
If "No" please explain:	Not Applicable	Contact/Phone:	Eric Warner 7023842932
		Vendor No.:	T80975068
		NV Business ID:	NV19931069414

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**50.00 %**	Fees	0.00 %
X	Federal Funds	**50.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 43ADG-S3865 / MB

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 09/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years and 30 days**

4. Type of contract: **Contract**
   Contract description: **Fire Alarm Security**

5. Purpose of contract:

   This is a new contract to provide fire and alarm security services for the southern locations.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$399,999.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

   The agency is currently experiencing significant challenges with the existing state contract providers responsible for annual fire system inspections. Issues include unreliable scheduling and numerous billing discrepancies. Staggering communication issues resulting in either no or limited response. State fire vendors cannot perform required kitchen inspections for fire systems. Such deficiencies compromise our fire life safety system's integrity and our ability to ensure compliance with safety regulations.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   The annual fire system inspections go beyond the scope of normal day-to-day work for the building's upkeep. Building maintenance does not have the proper training, equipment or license to provide these services.

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

Cosco Fire Protection
PowerComm Solutions LLC

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Appointment of evaluation committee. Highest scoring vendor for the Southern Region

d. Last bid date: 07/01/2026 Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	csnido1	08/18/2026 08:55:24 AM
Division Approval	csnido1	08/18/2026 08:55:27 AM
Department Approval	ctyle1	08/18/2026 10:01:49 AM
Contract Manager Approval	csnido1	08/18/2026 11:20:27 AM
Budget Analyst Approval	lramire7	08/28/2026 16:36:18 PM
BOE Agenda Approval	mranki1	09/12/2026 08:43:44 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **31143**

		Legal Entity Name:	AECOM TECHNICAL SERVICES, INC.
Agency Name:	**ADJUTANT GENERAL & NATIONAL GUARD**	Contractor Name:	**AECOM TECHNICAL SERVICES, INC.**
Agency Code:	**431**	Address:	**7595 TECHNOLOGY WAY, SUITE 200**
Appropriation Unit:	**3650-10**		
Is budget authority available?:	**Yes**	City/State/Zip	**DENVER, CO 80237**
If "No" please explain:	Not Applicable	Contact/Phone:	DESIRAE MAUCH 303-694-2770
		Vendor No.:	T29025012A
		NV Business ID:	NV19901019462

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **09/30/2029**

Contract term: **3 years and 30 days**

4. Type of contract: **Contract**

Contract description: **Builder Program**

5. Purpose of contract:

This is a new contract to provide architectural/engineering services for assessing and updating the Nevada National Guard BUILDER Sustainment Management System program.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$198,658.74**

II. JUSTIFICATION

7. What conditions require that this work be done?

Provide updating to the BUILDER program of the Nevada National Guard

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees to not have the skill set for the work needed.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

The vendor was chosen as the best for the work needed.

d. Last bid date: 09/26/2025 Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	csnido1	10/01/2025 14:47:34 PM
Division Approval	csnido1	10/01/2025 14:47:36 PM
Department Approval	ctyle1	10/24/2025 15:05:22 PM
Contract Manager Approval	csnido1	08/17/2026 12:16:37 PM
EITS Approval	ljean	08/17/2026 13:02:12 PM
Budget Analyst Approval	lramire7	08/18/2026 08:53:24 AM
BOE Agenda Approval	mranki1	08/20/2026 15:46:34 PM
BOE Final Approval	Pending	

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

Michael D. Smith Jr.
Deputy Director/CTO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Cheryl Tyler, State Administrator, OTM
Anthony Laskowski, Facility Manager, OTM
Chris Snidow, Management Analyst II, OTM

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
Michael D. Smith Jr., Deputy Director/Chief Technology Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – OTM – *Update Nevada Army National Guard Builder Program* – TIE 1581, Revision 1 – BA(s) 3650

DATE: August 12, 2026

We have completed our review of the Office of the Military (OTM) investment which has an estimated total value of $198,658.74, allocated to FY2026 as a one-time cost.

Funding source(s): 100% Federal Grant (Army National Guard).

This investment is approved based on the submitted Scope of Work and supplemental documentation, including the vendor's BUILDER/BRED workflow, quality controls, and prior Army National Guard experience. The agency will update its existing BUILDER Sustainment Management System program through facility inventories, condition assessments, photographic documentation, quality review, and integration of validated facility data into the Army BUILDER environment.

The supplemental documentation confirms that BUILDER is an existing federally managed Army system and that the State is not procuring a separate vendor-hosted SaaS, PaaS, or IaaS solution. GovRAMP

authorization is therefore not required for this implementation. The contractor will use BRED and associated field tools to collect and validate assessment information before importing approved data into BUILDER. Cybersecurity risk is addressed through controlled data handling, database backup and integrity controls, quality review, restricted photography requirements, and prohibitions on capturing or sharing photographs of access-control procedures or sensitive physical security systems. No PII is identified as being processed by the solution.

The investment does not introduce duplicative State technology because it supports the Nevada Army National Guard's established federal BUILDER environment rather than creating a competing State platform. The vendor's experience, structured quality-control process, defined deliverables, and fixed project schedule support effective implementation and operational continuity. The scope also establishes agency oversight of naming conventions, deliverable acceptance, site access, background checks, safety requirements, and contract performance. By maintaining accurate facility-condition information to support repair prioritization, replacement planning, and long-term capital investment decisions, the investment also supports responsible fiscal stewardship.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32974**

		Legal Entity Name:	Aramark Correctional Services, LLC
Agency Name:	**ADJUTANT GENERAL & NATIONAL GUARD**	Contractor Name:	**Aramark Correctional Services, LLC**
Agency Code:	**431**	Address:	**2400 Market Street**
Appropriation Unit:	**3650-19**		
Is budget authority available?:	**Yes**	City/State/Zip	**Philadelphia, PA 19103**
If "No" please explain:	Not Applicable	Contact/Phone:	Elizabeth Allen 916-947-1453
		Vendor No.:	T32011971
		NV Business ID:	NV19941107958

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**25.00 %**	Fees	0.00 %
X	Federal Funds	**75.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 43ADG-S3815 - AM

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **10/31/2030**

Contract term: **4 years and 31 days**

4. Type of contract: **Contract**

Contract description: **BBYCA Food Services**

5. Purpose of contract:

This is a new contract to provide food services to the Battle Born Youth Challenge Academy located in Carlin.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$1,768,854.00**

Other basis for payment: The vendor will provide the invoice to the agency and these invoices once reviewed and accepted will be paid within 30 days.

II. JUSTIFICATION

7. What conditions require that this work be done?

Cadets are living at the Carlin facility and enrolled in the Battle Born Youth ChalleNGe Academy. This is to enrich their lives to gain fundamentals that will improve their lives and education. With the cadets living at the facility, they need the proper nutrition to perform class work and the rigorous training the Nevada National Guard provides. Providing the necessary calories and nutrients is pivotal for the cadets' success.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the necessary equipment nor experience to cook for the cadets.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? Yes

a. List the names of vendors that were solicited to submit proposals (include at least three):

Sierra Dietetics
Aramark Correctional Services, LLC
Morrison Management Specialists, Inc.

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Pursuant to RFP 43ADG,S3815, and in accordance with NRS 333, the selected vendor was the only vendor to submit a response for the solicitation. Their solicitation was reviewed by the agency and I was advised to proceed.

d. Last bid date: 05/19/2026 Anticipated re-bid date: 04/01/2030

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

May 10, 2022 - March 31, 2028 - Nevada Department of Corrections - They have been veritified as satisfactory.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

They are registered with the Secretary of State's Office as a Foreign Limited Liability Company.

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ctyle1	09/03/2026 08:55:29 AM
Division Approval	ctyle1	09/03/2026 08:55:32 AM
Department Approval	ctyle1	09/03/2026 08:55:35 AM
Contract Manager Approval	ctyle1	09/03/2026 08:56:57 AM
Budget Analyst Approval	lramire7	09/04/2026 09:16:40 AM
BOE Agenda Approval	mranki1	09/12/2026 08:31:41 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32975**

		Legal Entity Name:	Clean Harbors Environmental Services, Inc.
Agency Name:	**ADJUTANT GENERAL & NATIONAL GUARD**	Contractor Name:	**Clean Harbors Environmental Services, Inc.**
Agency Code:	**431**	Address:	**42 Longwater Drive**
Appropriation Unit:	**3650-16**		
Is budget authority available?:	**Yes**	City/State/Zip	**Norwell, MA 02061**
If "No" please explain:	Not Applicable	Contact/Phone:	312-550-2820
		Vendor No.:	
		NV Business ID:	NV20021375471

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **10/12/2030**

Contract term: **4 years and 12 days**

4. Type of contract: **Contract**

Contract description: **Hazardous Waste Pick**

5. Purpose of contract:

This is a new contract to provide hazardous waste transportation and disposal services.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$200,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

Federal RCRA requirements for proper disposal of universal and hazardous waste.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Lack of certifications, facilities, and equipment.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	csnido1	08/31/2026 16:44:15 PM
Division Approval	csnido1	08/31/2026 16:44:22 PM
Department Approval	ctyle1	08/31/2026 16:46:54 PM
Contract Manager Approval	csnido1	08/31/2026 16:48:01 PM
Budget Analyst Approval	lramire7	08/31/2026 16:53:54 PM
BOE Agenda Approval	mranki1	09/12/2026 08:41:33 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32908**

		Legal Entity Name:	KILOWATT ENGINEERING, INC. DBA KW ENGINEERING INC.
Agency Name:	**ADJUTANT GENERAL & NATIONAL GUARD**	Contractor Name:	**KILOWATT ENGINEERING, INC. DBA KW ENGINEERING INC.**
Agency Code:	**431**	Address:	**310 E 4500 STREET**
Appropriation Unit:	**3650-10**		
Is budget authority available?:	**Yes**	City/State/Zip	**SALT LAKE CITY, UT 84107**
If "No" please explain:	Not Applicable	Contact/Phone:	SANJIV DEVNANI 801-599-2388
		Vendor No.:	T32010485
		NV Business ID:	NV20101701323

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %		Fees	0.00 %
X	Federal Funds	**100.00 %**		Bonds	0.00 %
	Highway Funds	0.00 %		Other funding	0.00 %

Agency Reference #: 431

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **07/31/2028**

Contract term: **1 year and 334 days**

4. Type of contract: **Contract**

Contract description: **Energy Plan Update**

5. Purpose of contract:

This is a new contract to provide professional architectural/engineering services to update the energy and water plan.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$118,630.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

To provide an Installation Energy and Water Plan that provides a roadmap for supporting installations in achieving increased security, resilience, readiness and mission assurance. IEWP serves as a planning tool that reduces the requirements from four to one.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the skill set nor tools for the work needed.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Vendor was selected from past work, which was completed excellently.

d. Last bid date: 06/10/2026 Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

The vendor has had three previous contracts for our agency (23943, 24786 and 31108). Have done excellent work in the past.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	csnido1	08/10/2026 16:42:53 PM
Division Approval	csnido1	08/10/2026 16:42:56 PM
Department Approval	ctyle1	08/12/2026 10:02:54 AM
Contract Manager Approval	csnido1	09/15/2026 09:59:02 AM
Budget Analyst Approval	lramire7	09/15/2026 15:09:45 PM
BOE Agenda Approval	mranki1	09/15/2026 15:17:18 PM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32789**

		Legal Entity Name:	POWERCOMM SOLUTIONS, LLC
Agency Name:	**ADJUTANT GENERAL & NATIONAL GUARD**	Contractor Name:	**POWERCOMM SOLUTIONS, LLC**
Agency Code:	**431**	Address:	**450 SUNSHINE LN**
Appropriation Unit:	**3650-07**		
Is budget authority available?:	**Yes**	City/State/Zip	**RENO, NV 89502-1216**
If "No" please explain:	Not Applicable	Contact/Phone:	Teryn Risi 775-345-0877
		Vendor No.:	PUR0005587
		NV Business ID:	NV20243257128

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**50.00 %**	Fees	0.00 %
X	Federal Funds	**50.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 43ADG-S3865 / MB

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 09/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years and 30 days**

4. Type of contract: **Contract**
   Contract description: **Fire Alarm Security**

5. Purpose of contract:

   This is a new contract to provide fire and alarm security services for the northern locations.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$399,999.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

The agency is currently experiencing significant challenges with the existing state contract providers responsible for annual fire system inspections. Issues include unreliable scheduling and numerous billing discrepancies. Staggering communication issues resulting in either no or limited response. State fire vendors cannot perform required kitchen inspections for fire systems. Such deficiencies compromise our fire life safety system's integrity and our ability to ensure compliance with safety regulations.

Given these ongoing problems, it has become clear that the current providers do not adequately meet the agency&#65533;s operational needs or safety standards. Reliable and timely inspections are critical to maintaining the safety of our facilities, staff, and visitors, and to ensure compliance with all applicable fire safety regulations.

Therefore, it is necessary to establish a new contract with a service provider capable of delivering consistent, dependable, and responsive inspection services. This will ensure that inspections are scheduled and completed on time, billing is accurate and transparent, and communication is prompt and effective. Transitioning to a more reliable provider will enhance our fire safety program&#65533;s effectiveness and reduce the risk of safety violations or system failures.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The annual fire system inspections go beyond the scope of normal day-to-day work for the building's upkeep. Building maintenance does not have the proper training, equipment or license to provide these services.

9. Were quotes or proposals solicited? Yes

   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Ace Fire Systems
Cosco Fire Protection

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

Appointment of evaluation committee. Highest scoring vendor

   d. Last bid date: 07/01/2026 Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	csnido1	08/18/2026 08:54:47 AM
Division Approval	csnido1	08/18/2026 08:54:50 AM
Department Approval	ctyle1	08/18/2026 10:01:37 AM
Contract Manager Approval	csnido1	08/18/2026 11:20:16 AM
Budget Analyst Approval	lramire7	08/28/2026 14:55:28 PM

BOE Agenda Approval	mranki1	09/12/2026 09:22:46 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32545**

		Legal Entity Name:	N. HARRIS COMPUTER CORPORATION
Agency Name:	**DEPARTMENT OF CORRECTIONS**	Contractor Name:	**N. HARRIS COMPUTER CORPORATION**
Agency Code:	**440**	Address:	**1 ANTARES DR STE 400**
Appropriation Unit:	**3710-26**		
Is budget authority available?:	**Yes**	City/State/Zip	**OTTAWA, ON K2E 8C4**
If "No" please explain:	Not Applicable	Contact/Phone:	Jerry Baker 778-717-5111
		Vendor No.:	F00000041
		NV Business ID:	NV20161366268

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 08/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **333 days**

4. Type of contract: **Contract**
   Contract description: **NOTIS sys support**

5. Purpose of contract:
   This is a new contract to provide ongoing maintenance and support for a new sentence calculation for the Nevada Offender Tracking Information System.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$226,572.80**

II. JUSTIFICATION

7. What conditions require that this work be done?
   This is for the NOTIS offender management program maintenance and support.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is not offered by any agency or state employee.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Sole Source Contract (As Approved by Chief of Purchasing)**
   Approval #: 250904
   Approval Date: 09/26/2025
   c. Why was this contractor chosen in preference to other?

This is a proprietary system. Harris is the only vendor that can perform this work.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	mschobe2	07/02/2026 08:16:46 AM
Division Approval	tmyler2	08/28/2026 15:17:08 PM
Department Approval	tmyler2	08/28/2026 15:17:11 PM
Contract Manager Approval	blewalle	08/31/2026 10:04:05 AM
EITS Approval	ljean	08/31/2026 11:57:06 AM
Budget Analyst Approval	vyoungb	09/18/2026 14:53:08 PM
BOE Agenda Approval	nrezaie	09/18/2026 14:54:35 PM
BOE Final Approval	Pending	

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
Purchasing Division
515 East Musser Street, Suite 300 | Carson City, Nevada 89701
Phone: 775-684-0170 | Fax: 775-684-0188

Purchasing Use Only:	
Approval#:	250904©

SOLICITATION WAIVER JUSTIFICATION AND REQUEST FORM

ALL FIELDS ARE REQUIRED - INCOMPLETE REQUESTS WILL BE RETURNED TO THE AGENCY

1a	**Agency Contact Information - Note: Approved copy will be sent to ONLY the contact(s) listed below:**			
	ENTER STATE AGENCY NAME:	***Department of Corrections***		
	Contact Name and Title		***Phone Number***	***Email Address***
	Brandon Lewallen – Contract Manager (MA2)		*775-977-5673*	*blewallen@doc.nv.gov*

1b	**Vendor Information:**	
	Vendor Name:	***N. Harris Computer Corporation***
	Contact Name:	***Kerry Lynn***
	Complete Address: City, State, and Zip Code	***1 Antares Drive, Suite 400, Ottawa ON K2E 8C4, Canada***
	Telephone Number:	***604-910-1534***
	Email Address:	*Klynn@harriscomputer.com*

1c	**Type of Waiver Requested – Check the appropriate type:**	
	Sole or Single Source:	*X*
	Professional Service Exemption:	

1d	**Contract Information:**				
	Is this a new Contract? Check One:	Yes:	*X*	No:	
	If 'No' Enter Amendment Number:	#			
	Enter CETS Number:	#			

1e	**Term:**				
	One (1) Time Purchase? Check One:	Yes:	*X*	No:	
	Contract:	Start Date:	*6/30/2025*	End Date:	*6/30/2027*

1f	**Funding:**	
	State Appropriated:	***100%***
	Federal Funds:	
	Grant Funds:	
	Other (Explain):	

Purchasing Use Only:	
Approval #:	250904 (2)

1g	**Total Estimated Value of <u>this</u> Service Contract, Amendment or Purchase:**
	$900,000

2	**Provide a description of work/services to be performed or services with goods to be purchased:**
	Product Support and Maintenance – Contractor will continue to provide product maintenance and support by telephone, e-mail, or an internet connection (as appropriate) during the times specified (6:00 am and 6:00 pm PST, 7 days per week). Contractor will provide preventative maintenance, timely software updates and troubleshoot software performance issues.

3	**What are the unique features/qualifications required for these services/services with goods that are not available from any other vendor?**
	The Nevada Department of Corrections (NDOC) implemented the current Nevada Offender Tracking Information System (NOTIS) in Fiscal Year 2006, and the current system is proprietary to this vendor. Maintenance and support cannot be offered by any other vendor.

4	**Explain why these services/services with goods cannot be competitively bid and why this purchase is economically only available from a single source:**
	The State has invested heavily in the Nevada Offender Tracking Information System (NOTIS) since fiscal year 2006 and continued use of the existing system increases the value of that investment for the State. NDOC alone has invested more than $25 million in NOTIS related software and services. Replacing NOTIS with another system at this time would require significant financial investment that the Legislature has not provided, while also necessitating use of NOTIS in its current state during a transition that would likely take several years.

5	**Were alternative services or commodities evaluated?**	**Check One:**	
		Yes	No
			X
	a. ***<u>If yes</u>****, what were they and why were they unacceptable? Please be specific about features, characteristics, requirements, capabilities and compatibility.*		
	b. ***<u>If not</u>****, why were alternatives not evaluated?*		
	This is a proprietary system, maintenance and support cannot be offered by anyone else.		

Purchasing Use Only:	
Approval #:	250904(2)

6	**Has the agency purchased these services/services with goods in the past? Check One:** ***NOTE: To avoid delays or your request being rejected, if your previous purchase(s) was made via solicitation waiver(s), a copy or copies of <u>ALL PREVIOUS WAIVERS MUST ACCOMPANY THIS REQUEST</u>.***	**Yes** *X*	**No**

a. *If yes, starting with the most <u>recent contract</u> and working backward, for the <u>entire relationship with this vendor, or any other vendor</u> for these services/services with goods, the following information <u>must be provided along with the CETS contract number(s) associated with each</u>:*

Term		*Value*	*Short Description*	*Provide Type of Procurement RFP#, RFQ#, Waiver #*	*CETS #*
Start Date	*End Date*				
7/1/2023	*6/30/2025*	*$3,806,991.00*	*NOTIS enhancements, upgrades, Maintenance and Support*	*Waiver, no number issued*	*28509*
9/14/2021	*6/30/2023*	*$325,872.00*	*Maintenance and Support*		*NDOC 22010*
7/1/2019	*6/30/2021*	*$394,666.00*	*Maintenance and Support*		*20128 and AMD 1-3*
7/11/2018	*6/30/2019*	*$1,423,000.00*	*NOTIS enhancements*	*Waiver 180602*	*20138*
7/1/2018	*6/30/2019*	*$136,317.00*	*Maintenance Agreement*		*010829*
5/8/2015	*12/31/2015*	*$6,664.00*	*NOTIS enhancements*		*16670*
2/19/2014	*6/30/2015*	*$2,700.01*	*NOTIS enhancements*		*15337*
2/04/2014	*6/30/2015*	*$56,027.05*	*Parole Board hearing scheduling functionality enhancement*	*Waiver 131202*	*15254*
11/12/2013	*6/30/2015*	*$1,750,000.00*	*NOTIS upgrade*	*Waiver 130808*	*14994*
8/21/2007	*6/30/2008*	*$680,000.00*	*Initial NOTIS System*		*CONV 4397*
8/21/2007	*6/30/2009*	*$742,856.00*	*Initial NOTIS System*		*CONV 4396*

7	**What are the potential consequences to the State if the waiver request is denied and the services/services with goods is competitively bid?**
	Without Maintenance and Support NDOC's NOTIS offender management system will not function properly.

8	**What efforts were made or conducted to substantiate there is no competition for the services/services with goods and to ensure the price for this purchase is fair and reasonable?**

#250904

	This system is proprietary to N. Harris.

9	**Will this purchase obligate the State to this vendor for future purchases? Check One:** ***NOTE: Selecting "NO" indicates the agency will not submit future waivers for this Vendor, for this service.***	**Yes** ***X***	**No**
	a. *If yes, please provide details regarding future obligations or needs.*		
	NDOC will require future maintenance and support for the NOTIS system for as long as it is utilized.		

Purchasing Use Only:	
Approval #:	

By signing below, I know and understand the contents of this Solicitation Waiver Request and Justification and attest that all statements are true and correct. Signatures are required from the agency representatives indicated below. *NOTE: The same individual cannot provide approval signatures in both sections.*

Signature of Agency Representative Initiating Request

Brandon Lewallen — 9/19/2025

Print Name of Agency Representative Initiating Request — Date

Signature of Agency Head Authorizing Request

Kitty DeSocio — 9/25/25

Print Name of Agency Head Authorizing Request — Date

FOR PURCHASING USE ONLY – PLEASE NOTE: *In an effort to avoid possible conflict with any equipment, system or process already installed or in place by the State of Nevada or to assist in our due diligence,* ***State Purchasing*** *may solicit a review of your request from another agency or entity. The signature below indicates another agency or entity has reviewed the information you provided.* ***This signature does not exempt your agency from any other processes that may be required.***

Name of agency or entity who provided information or review:

Representative Providing Review

#250904

Print Name of Representative Providing Review | Date

Please consider this memo as my approval of your request. This exemption is granted pursuant to NAC 333.150 or NRS 333.400. This exemption may be rescinded in the event reliable information becomes available upon which the Purchasing Administrator determines that the service or good sought may in fact be contracted for in a more effective manner. Pursuant to NRS 333.700(7), contracts for services do not become effective without the prior approval of the State Board of Examiners (BOE).

If you have any questions or concerns, please contact Cindy Stoeffler at 775-684-0173 or email at cstoeffler@admin.nv.gov.

NOTE: If this box is checked, the agency must include the TIE approval or approval update as an attachment in CETS.	

Approved by:

Administrator, Purchasing Division or Designee | Date: 9.26.2025

#250104 @

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Deputy CIO– COO

David 'Ax' Axtell
Deputy CIO – CTO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

MEMORANDUM

TO: James Dzurenda, Director, NDOC
Kitty DeSocio, Chief Financial Officer, Acting DD Support Svs., NDOC
Dan Erlendson, IT Manager II, NDOC
Sheila Cartwright, Business Process Analyst, NDOC

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Deputy CIO - Chief Operations Officer, GTO
David Axtell, Deputy CIO - Chief Technology Officer, GTO
Adam Miller, Deputy Director, OISCD
William Kennedy, Network Transport Services Division, GTO
Michael D. Smith, Client Services Division, GTO

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – NDOC – *Syscon Maintenance Agreement* – TIE 1444, Revision 1 – BA(s) 3710

DATE: September 30, 2025

We have completed our review of the Nevada Department of Corrections (NDOC) investment, which has an estimated total value of $399,520.00 allocated to the current biennium as follows:

Cost Type	Amount	Name	Fiscal Year
Ongoing Cost	$ 199,760.00	Syscon Harris Maintenance & Support	FY26
Ongoing Cost	$ 199,760.00	Syscon Harris Maintenance & Support	FY27

Rec'd 10/03/25

#250904

The funding source is 100% General Fund.

The Nevada Department of Corrections relies on Syscon for support and maintenance of its NOTIS software application. Syscon provides assistance by telephone, email, or internet connection, as appropriate, between 6:00 a.m. and 6:00 p.m. PST, seven days a week. Under the terms of the agreement, Syscon's services are limited to supporting NOTIS and any custom modifications, with the exclusion of the database or other third-party software or hardware. Access to the production system is restricted, and Syscon may only enter in cases of emergency or crisis at the explicit request of NDOC.

The Department has a long-standing relationship with this vendor and is heavily invested in its Offender Management System through Syscon and NOTIS. Internal development staff manage multiple reporting platforms, a data warehouse, public-facing offender search capabilities, various interfaces, and a separate sentence management application, all of which are intertwined with the NOTIS relational database. This deep integration underscores the level of dependency on the system's continued functionality.

Failing to renew this contract poses a substantial risk, as NOTIS is the central application used to maintain and manage the inmate population across the entire state. Without support, the application would be vulnerable, leaving the Department at risk of being unable to meet statutory requirements for calculating and tracking offender sentences. The failure or lack of support for this system could result in operational breakdowns with potentially catastrophic consequences for both compliance and daily correctional operations.

The technology risk score for this investment indicates an overall moderate level of risk.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **33029**

		Legal Entity Name:	Sierra Boiler Service, Inc.
Agency Name:	**DEPARTMENT OF CORRECTIONS**	Contractor Name:	**Sierra Boiler Service, Inc.**
Agency Code:	**440**	Address:	**1380 Greg Street**
Appropriation Unit:	**3759-07**		**Suite 217**
Is budget authority available?:	**No**	City/State/Zip	**Sparks, NV 89431**
If "No" please explain: Pending October IFC to transfer authority from Category 01 (WP #27BT3752) to Category 07 (WP #27BT37591).		Contact/Phone:	Candice George 775-210-1757
		Vendor No.:	T32012560
		NV Business ID:	NV20201818620

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **Yes**

If "Yes", please explain

Retroactive due to the immediate need to replace boilers at Lovelock Correctional Center as they are down to only one functional boiler.

3. Termination Date: **12/31/2028**
   Contract term: **2 years and 92 days**

4. Type of contract: **Contract**
   Contract description: **LCC Boilers Install**

5. Purpose of contract:

This is a new contract to provide the installation and purchase of five new boilers. This contract is contingent upon IFC approval of work program #27BT3752.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$685,200.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

All but one of the boilers have failed at LCC and need immediate replacement.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

No State agency offers this service.

9. Were quotes or proposals solicited? Yes

   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Peek Brothers Construction
Emcor

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Lowest cost. Emergency Authorization obtained from purchasing Administrator.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	msmi59	09/15/2026 15:04:52 PM
Division Approval	tmyler2	09/15/2026 15:34:16 PM
Department Approval	tmyler2	09/15/2026 15:34:20 PM
Contract Manager Approval	blewalle	09/15/2026 15:42:31 PM
Budget Analyst Approval	vyoungb	09/17/2026 11:11:16 AM
BOE Agenda Approval	nrezaie	09/17/2026 16:41:59 PM
BOE Final Approval	Pending	

Joe Lombardo
Governor

James E. Dzurenda
Director

Todd Myler
Deputy Director
Support Services



Northern Administration
5500 Snyder Ave.
Carson City, NV 89701
(775) 977-5500

Southern Administration
3955 W. Russell Rd.
Las Vegas, NV 89118
(725) 216-6000

STATE OF NEVADA
Department of Corrections

MEMORANDUM

Date: September 15, 2026

To: Vince Young-Brown
Executive Branch Budget Officer

From: Todd Myler
Deputy Director, Support Services

Subject: Retroactive Contract Request – Sierra Boiler (CETS #33029)

NDOC respectfully requests approval of a retroactive contract with Sierra Boiler under CETS #33029 to cover services that may be performed prior to contract approval.

Lovelock Correctional Center (LCC) relies on five boilers to maintain required heating and hot water services throughout the institution. At the time the contract action was initiated, four of the facility's boilers had already failed and were completely non-operational. The remaining boiler is functioning at a minimal level and at risk of imminent failure. This presents an immediate threat to the health, safety, and welfare of staff and offenders housed at the facility.

With seasonal temperature changes approaching, NDOC faces a critical concern that the sole functioning boiler will fail under increased demand as outside temperatures drop. Loss of heating capacity would jeopardize the ability to safely house offenders, maintain sanitary conditions, and comply with state and federal requirements related to environmental conditions within correctional institutions.

Given the risk of full boiler system failure and the essential nature of heating operations, NDOC determined that immediate action was required. Standard procurement timelines could not be met without placing the institution in danger of evacuation, operational shutdown, or severe safety hazards. As a result, NDOC in consultation with State Public Works Board (SPWB) moved forward with initiating a contract for boiler replacement in order to protect life, safety, and institutional integrity.

This retroactive justification is submitted to formally document the emergency conditions and the necessity for expedited action.

Outlook

Re: Emergency Justification to Waive Procurement NAC 333.114

From William Taylor <BTaylor@admin.nv.gov>
Date Mon 8/31/2026 5:19 PM
To Kimberlee Tarter <ktarter@doc.nv.gov>
Cc Todd Myler <tmyler@doc.nv.gov>; Brandon Lewallen <blewallen@doc.nv.gov>

Good evening, Kimberlee.

I believe I have previously granted an emergency authorization to Keli Murphy on Thursday, July 2, 2026, at 1:19 PM to remedy this situation. However, to avoid any delay, here is a new one.

Pursuant to NAC 333.114 , this email serves as authorization to proceed with an emergency purchase (As defined in NRS 414.0345) to secure replacement(s) for the boiler(s) in question at the Lovelock Correctional Center (LCC) and installation services as quickly as possible. Document and retain this email with the purchase.

A written contract should still be completed, and you may consider working with your GFO Budget Analyst to ensure that you provide them with whatever documentation they may require.

Best,

William (Bill) Taylor I Administrator
State of Nevada | Purchasing Division
515 E. Musser St., Ste 300 | Carson City, NV 89701
W (775) 515-5173 | C (775) 720-6157
BTaylor@admin.nv.gov | nevadaepro.com | purchasing.nv.gov

We would greatly appreciate your feedback about the customer service you received.
*Click **here** to complete a customer service survey.*

Unified to provide Efficient, Transparent, and Value-Driven Procurement.

**PUBLIC RECORDS NOTICE: In accordance with NRS Chapter 239, this email and responses, unless otherwise made confidential by law, may be subject to Nevada Public Records laws and may be disclosed to the public upon request. **

From: Kimberlee Tarter <ktarter@doc.nv.gov >
Sent: Monday, August 31, 2026 4:30 PM

To: William Taylor <BTaylor@admin.nv.gov >
Cc: Todd Myler <tmyler@doc.nv.gov >; Brandon Lewallen <blewallen@doc.nv.gov >
Subject: Emergency Justification to Waive Procurement NAC 333.114

Good afternoon, Administrator Taylor.

The Nevada Department of Corrections (NDOC) is requesting approval to waive standard procurement requirements under NAC 333.114 due to an emergent facilities failure at the Lovelock Correctional Center (LCC).

LCC currently operates five boilers that are essential for maintaining safe and regulated temperatures within the facility. Four of these boilers have failed and are completely non-operational. The remaining boiler is functioning only at a minimal level and is at imminent risk of failure. This situation poses an immediate threat to the safety, health, and welfare of both staff and offenders at LCC. Without reliable boiler capacity, the facility cannot maintain required heating and hot water operations, creating conditions that violate health and safety standards and jeopardize continued facility operations.

Due to the urgent need to restore heating and hot water services, there is insufficient time to complete standard competitive procurement processes. NDOC, in coordination with the State Public Works Board (SPWB), solicited three appropriately licensed and insured contractors and received two viable responses. The lowest responsive and responsible quote was submitted by Sierra Boiler in the amount of $605,200. SPWB's mechanical engineers have reviewed the quote and confirmed that it is complete and meets the operational requirements. Any delay caused by formal solicitation would significantly increase the risk of total boiler system failure.

Immediate acquisition and installation of replacement boilers is necessary to maintain essential services and ensure compliance with state and federal requirements. Based on the conditions described, this situation qualifies as an emergency under NAC 333.114.

NDOC is requesting authorization to proceed with emergency procurement to secure boiler replacement and installation services as quickly as possible.

Please let me know if additional documentation or technical verification from SPWB is needed.

With regards,

Kimberlee

Kimberlee Tarter, Contractor – Fiscal
Nevada Department of Corrections
5500 Snyder Avenue, Bldg 89
Carson City, NV 89701
Office: 775-977-5538 Email: ktarter@doc.nv.gov
https://doc.nv.gov
Please note my hours are 9:00A to 1:00P

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32970**

		Legal Entity Name:	Global Tel*Link Corporation DBA Viapath Technologies
Agency Name:	**DEPARTMENT OF CORRECTIONS**	Contractor Name:	**Global Tel*Link Corporation DBA Viapath Technologies**
Agency Code:	**440**	Address:	**3120 Fairview Park Dr Ste 300**
Appropriation Unit:	**3763-00**		
Is budget authority available?:	**Yes**	City/State/Zip	**Falls Church, VA 22042**
If "No" please explain:	Not Applicable	Contact/Phone:	David Fernandez 951-264-2846
		Vendor No.:	T29046825
		NV Business ID:	NV20181399197

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Revenue**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **Yes**

If "Yes", please explain

Retroactive due to the complex nature of this contract and coming to an agreement with the vendor.

3. Termination Date: **12/31/2028**
   Contract term: **2 years and 184 days**

4. Type of contract: **Revenue Contract**
   Contract description: **Inmate Tablet/Phones**

5. Purpose of contract:

This is a new revenue service agreement under statewide contract #99SWC-NV22-13388 which provides inmates with accessible communication services. This service agreement provides offenders with accessible communication services.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$10,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

This contract is required to supply offender telephone and tablet services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

No State agencies offer this service.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Vendor selected under Statewide contract 99SWC-NV22-13388.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	msmi59	08/28/2026 11:37:53 AM
Division Approval	tmyler2	08/28/2026 15:15:53 PM
Department Approval	tmyler2	08/28/2026 15:15:56 PM
Contract Manager Approval	blewalle	08/31/2026 10:25:40 AM
Budget Analyst Approval	vyoungb	09/11/2026 07:31:10 AM
BOE Agenda Approval	nrezaie	09/11/2026 08:43:44 AM
BOE Final Approval	Pending	

Joe Lombardo
Governor

James E. Dzurenda
Director

Todd Myler
Deputy Director
Support Services



Northern Administration
5500 Snyder Ave.
Carson City, NV 89701
(775) 977-5500

Southern Administration
3955 W. Russell Rd.
Las Vegas, NV 89118
(725) 216-6000

STATE OF NEVADA
Department of Corrections

MEMORANDUM

Date: August 28, 2026

To: Vince Young-Brown
Executive Branch Budget Officer

From: Todd Myler
Deputy Director, Support Services

Subject: Justification for Retroactive Contract – ViaPath CETS #32970 (Contract Expired 06/30/2026)

NDOC respectfully requests approval of the retroactive contract with ViaPath to cover the period beginning July 1, 2026, through the date of full execution, and to authorize ongoing service under the revised agreement, including updates required under FCC regulations and the newly incorporated provisions for free notifications and free calls to public defenders. Retroactive approval is necessary to ensure continuity of critical offender communication, and to avoid operational, legal, and safety risks.

The existing ViaPath contract expired on June 30, 2026. Prior to expiration, NDOC was prepared to advance the contract amendment; however, execution was delayed at the direction of legal counsel. Legal appropriately deferred signing until negotiations regarding free notifications and free calls to public defenders were finalized and mutually acceptable. The new provisions establishing free notifications and free public defender calls have now been successfully negotiated and incorporated into the revised agreement. NDOC acted in good faith and ensured the final terms supported both legal compliance and offender access to representation.

ViaPath continued providing essential communication services after June 30, 2026, in order to prevent any interruption in offender communications, legal access, or institutional operations. The delay in execution resulted solely from required legal review—not from any action or inaction by NDOC or ViaPath.

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32264**

		Legal Entity Name:	INSIGHT PUBLIC SECTOR, INC.
Agency Name:	**DPS-HIGHWAY PATROL**	Contractor Name:	**INSIGHT PUBLIC SECTOR, INC.**
Agency Code:	**651**	Address:	**2701 E INSIGHT WAY**
Appropriation Unit:	**4713-26**		
Is budget authority available?:	**Yes**	City/State/Zip	**CHANDLER, AZ 85286-1930**
If "No" please explain:	Not Applicable	Contact/Phone:	CRYSTAL MCBRIDE 501-505-4155
		Vendor No.:	PUR0004545A
		NV Business ID:	NV20021477454

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %		Fees	0.00 %
	Federal Funds	0.00 %		Bonds	0.00 %
X	Highway Funds	**100.00 %**		Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **07/31/2029**

Contract term: **2 years and 304 days**

4. Type of contract: **Other (include description): Service Agreement**

Contract description: **Fleet Software Maint**

5. Purpose of contract:

This is a new service agreement under statewide contract #99SWC-NV23-12500 which provides software value-added resources. This service agreement provides annual software maintenance and technical support services for the AssetWorks FleetFocus Fleet Management System.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$139,667.60**

II. JUSTIFICATION

7. What conditions require that this work be done?

This agreement provides annual software maintenance and technical support services for the AssetWorks FleetFocus Fleet Management System. Maintenance ensures system reliability, cybersecurity compliance, regulatory alignment, and continued operational functionality supporting statewide fleet operations.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

There, currently, are not any state employees who could provide this service.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Insight Public Sector is under statewide contract # 99SWC-NV23-12500

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

No

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

NHP and NDI are both currently in contract with Insight Public Sector. The services have been satisfactory.

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

Yes

19. Agency Field Contract Monitor:

Kasen Cornmesser, Contract Manager-NHP Ph: 775-684-4869

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	cdavis	08/31/2026 10:20:53 AM
Division Approval	thick2	08/31/2026 12:04:42 PM
Department Approval	mcosenti	09/01/2026 10:21:15 AM
Contract Manager Approval	mcosenti	09/01/2026 10:21:17 AM
EITS Approval	ljean	09/01/2026 11:45:36 AM
Budget Analyst Approval	tsmorra	09/14/2026 10:20:25 AM
BOE Agenda Approval	bmacke1	09/28/2026 13:27:18 PM
BOE Final Approval	Pending	

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Deputy CIO– COO

David 'Ax' Axtell
Deputy CIO – CTO

Robert "Bob" Dehnhardt
Deputy CIO - CISO

STATE OF NEVADA
GOVERNOR'S OFFICE
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100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Pat Conmay, NHP Colonel, DPS
Jennifer Ramos, Administrative Services Officer III, DPS
Kaylie Rooker, Business Process Analyst III, DPS

CC: Tim Galluzi, State Chief Information Officer, OCIO
Robert Dehnhardt, State Chief Information Security Officer, OCIO
David Axtell, Deputy CIO - Chief Technology Officer, OCIO

FROM: Lisa Jean, TIN Administrator, OCIO

SUBJECT: TIN Completion Memo – DPS – TIN 874 – *NHP Fleet AssetWorks Modernization* – BA 4713

DATE: April 10, 2024

We have completed our review for the Department of Public Safety's (DPS) – *NHP Fleet AssetWorks Modernization* – TIN 874.

The submitted TIN, for an estimated value of $294,491.00 in the FY26/FY27 biennium (100% Highway Fund), is to integrate a Telematics cloud platform with an AssetWorks business partner into an existing fleet application.

The Division's current fleet management system, Fleet Focus by AssetWorks, has been operational for over two decades and is now due for an upgrade. The existing system manages a comprehensive suite of vehicle information, including life-cycle costs, work functionality, labor, accidents, maintenance requirements, and shop scheduling. However, it falls short in providing real-time data crucial for efficient

fleet management, such as odometer readings, vehicle trouble codes, fuel consumption, and driver behavior.

To address these shortcomings and enhance operational efficiency, safety, and environmental sustainability, the Division plans to integrate a Telematics cloud platform with Fleet Focus. The integration involves leveraging AssetWorks' GPS (telematics) with FleetFocus, ensuring seamless synchronization between vehicle information collected by AssetWorks GPS and the FleetFocus system. This synchronization aims to eliminate discrepancies and inefficiencies associated with manual data entry, fostering a more streamlined operation.

The synchronization between FleetFocus and AssetWorks GPS is designed with stringent security measures to safeguard against unauthorized access, data breaches, and potential cyber threats. This security strategy encompasses comprehensive data encryption, secure data transmission protocols, and regular security audits to maintain the integrity and confidentiality of the fleet's data. Additionally, the integration's architecture is not expected to have an impact on state infrastructure.

If there are to be any changes to enterprise services or utilizations, including: network, firewall, server, Active Directory (AD) integration, telecom, etc., please notify OCIO as soon as possible to avoid integration delays.

It is expected that this solution will follow state security standards and policies and be compliant with the Americans with Disabilities Act (ADA) to ensure accessibility to all authorized users.

A copy of this memo has been attached to the TIN.

If I can be of further assistance, please feel free to contact me.

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32265**

		Legal Entity Name:	INSIGHT PUBLIC SECTOR, INC.
Agency Name:	**DPS-HIGHWAY PATROL**	Contractor Name:	**INSIGHT PUBLIC SECTOR, INC.**
Agency Code:	**651**	Address:	**2701 E INSIGHT WAY**
Appropriation Unit:	**4713-13**		
Is budget authority available?:	**Yes**	City/State/Zip	**CHANDLER, AZ 85286-1930**
If "No" please explain:	Not Applicable	Contact/Phone:	CRYSTAL MCBRIDE 501-505-4155
		Vendor No.:	PUR0004545A
		NV Business ID:	NV20021477454

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %		Fees	0.00 %
	Federal Funds	0.00 %		Bonds	0.00 %
X	Highway Funds	**100.00 %**		Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **11/01/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2029**

Contract term: **2 years and 242 days**

4. Type of contract: **Other (include description): Service Agreement**

Contract description: **Fleet Telematics**

5. Purpose of contract:

This is a new service agreement under statewide contract #99SWC-NV24-21684 which provides information technology and services. This service agreement provides system integration of the AssetWorks GPS vehicle data into FleetFocus vehicle maintenance database.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$439,787.60**

II. JUSTIFICATION

7. What conditions require that this work be done?

Integrating telematics with your existing fleet management software will streamline operations and reduce data silos enhancing overall fleet management efficiency.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

There, currently, are not any state employees who could provide this service.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Insight Public Sector is under statewide contract # 99SWC-NV24-21684

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes
    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?
    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?
    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?
    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?
    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?
    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

NHP and NDI are both currently in contract with Insight Public Sector. The services have been satisfactory.

14. Is the contractor currently involved in litigation with the State of Nevada?
    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:
    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?
    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?
    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?
    Yes

19. Agency Field Contract Monitor:
    Kasen Cornmesser, Contract Manager-NHP Ph: 775-684-4869

20. Contract Status:
    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	cdavis	08/31/2026 10:26:14 AM
Division Approval	thick2	08/31/2026 12:06:23 PM
Department Approval	mcosenti	09/01/2026 09:30:48 AM
Contract Manager Approval	mcosenti	09/01/2026 09:30:52 AM
EITS Approval	ljean	09/01/2026 11:45:11 AM
Budget Analyst Approval	tsmorra	09/10/2026 08:51:05 AM
BOE Agenda Approval	bmacke1	09/10/2026 14:47:12 PM
BOE Final Approval	Pending	

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Deputy CIO– COO

David 'Ax' Axtell
Deputy CIO – CTO

Robert "Bob" Dehnhardt
Deputy CIO - CISO

STATE OF NEVADA
GOVERNOR'S OFFICE
Office of the Chief Information Officer
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Pat Conmay, NHP Colonel, DPS
Jennifer Ramos, Administrative Services Officer III, DPS
Kaylie Rooker, Business Process Analyst III, DPS

CC: Tim Galluzi, State Chief Information Officer, OCIO
Robert Dehnhardt, State Chief Information Security Officer, OCIO
David Axtell, Deputy CIO - Chief Technology Officer, OCIO

FROM: Lisa Jean, TIN Administrator, OCIO

SUBJECT: TIN Completion Memo – DPS – TIN 874 – *NHP Fleet AssetWorks Modernization* – BA 4713

DATE: April 10, 2024

We have completed our review for the Department of Public Safety's (DPS) – *NHP Fleet AssetWorks Modernization* – TIN 874.

The submitted TIN, for an estimated value of $294,491.00 in the FY26/FY27 biennium (100% Highway Fund), is to integrate a Telematics cloud platform with an AssetWorks business partner into an existing fleet application.

The Division's current fleet management system, Fleet Focus by AssetWorks, has been operational for over two decades and is now due for an upgrade. The existing system manages a comprehensive suite of vehicle information, including life-cycle costs, work functionality, labor, accidents, maintenance requirements, and shop scheduling. However, it falls short in providing real-time data crucial for efficient

fleet management, such as odometer readings, vehicle trouble codes, fuel consumption, and driver behavior.

To address these shortcomings and enhance operational efficiency, safety, and environmental sustainability, the Division plans to integrate a Telematics cloud platform with Fleet Focus. The integration involves leveraging AssetWorks' GPS (telematics) with FleetFocus, ensuring seamless synchronization between vehicle information collected by AssetWorks GPS and the FleetFocus system. This synchronization aims to eliminate discrepancies and inefficiencies associated with manual data entry, fostering a more streamlined operation.

The synchronization between FleetFocus and AssetWorks GPS is designed with stringent security measures to safeguard against unauthorized access, data breaches, and potential cyber threats. This security strategy encompasses comprehensive data encryption, secure data transmission protocols, and regular security audits to maintain the integrity and confidentiality of the fleet's data. Additionally, the integration's architecture is not expected to have an impact on state infrastructure.

If there are to be any changes to enterprise services or utilizations, including: network, firewall, server, Active Directory (AD) integration, telecom, etc., please notify OCIO as soon as possible to avoid integration delays.

It is expected that this solution will follow state security standards and policies and be compliant with the Americans with Disabilities Act (ADA) to ensure accessibility to all authorized users.

A copy of this memo has been attached to the TIN.

If I can be of further assistance, please feel free to contact me.

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **33016**

		Legal Entity Name:	United States Department of Interior
Agency Name:	**DCNR - CONSERVATION & NATURAL RESOURCES**	Contractor Name:	**United States Department of Interior**
Agency Code:	**700**	Address:	**US Geological Survey**
Appropriation Unit:	**4150-10**		**800 Business Park Drive, Ste D**
Is budget authority available?:	**Yes**	City/State/Zip	**Dixon, CA 95620**
If "No" please explain:	Not Applicable	Contact/Phone:	Pete Coates 530-669-5073
		Vendor No.:	T80964941
		NV Business ID:	Federal Agency

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2027**

Contract term: **272 days**

4. Type of contract: **Cooperative Agreement**

Contract description: **USGS/SETT Agreement**

5. Purpose of contract:

This is a new interlocal agreement to provide ongoing sagebrush ecosystem habitat restoration tools to study sage grouse as an umbrella species.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$135,189.51**

II. JUSTIFICATION

7. What conditions require that this work be done?

The agency uses contracts and cooperative agreements to fund science-based studies in support of work done in the Sagebrush Ecosystem. Specifically, this cooperative agreement will support ongoing development of and updates to multiple Sagebrush Ecosystem habitat restoration tools using Greater Sage-grouse as an umbrella species.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The agency does not have the expertise to develop analytical planning tools based on field data and GIS information. The agency coordinates with the USGS in their mission to provide natural resource managers with scientific knowledge to address challenges to ecosystem function and information about sage-grouse populations and sustaining populations.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

NRS 277.180 - this is a cooperative agreement with a federal agency in support of work they are doing in support of the Sagebrush Ecosystem.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:
    Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:
    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	vfajota	09/04/2026 10:05:06 AM
Division Approval	vfajota	09/04/2026 10:05:09 AM
Department Approval	vfajota	09/04/2026 10:05:11 AM
Contract Manager Approval	vchrist1	09/08/2026 08:32:23 AM
Budget Analyst Approval	rmayhall	09/08/2026 09:30:54 AM
BOE Agenda Approval	dspeed1	09/08/2026 11:57:58 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32993**

		Legal Entity Name:	Hayes Wakayama LLC
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Hayes Wakayama LLC**
Agency Code:	**BDC**	Address:	**5798 South Durango Drive**
Appropriation Unit:	**B011 - All Categories**		**Suite 105**
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89113**
If "No" please explain:	Not Applicable	Contact/Phone:	Jack C. Juan 702-656-0808
		Vendor No.:	
		NV Business ID:	NV20201750083

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **10/13/2028**
   Contract term: **2 years and 13 days**

4. Type of contract: **Contract**
   Contract description: **Legal**

5. Purpose of contract:
   This is a new contract to provide ongoing legal services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$200,000.00**
   Payment for services will be made at the rate of $250.00 per Hour

II. JUSTIFICATION

7. What conditions require that this work be done?
   The Board requires legal representation as needed and requested to carry out the duties set forth in NRS 624.115

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   Ongoing litigation, contractor expertise

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? No
   a. List the names of vendors that were solicited to submit proposals (include at least three):
   Not Applicable
   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**
   c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	kmccamp1	08/28/2026 09:58:47 AM
Division Approval	kmccamp1	08/28/2026 09:58:51 AM
Department Approval	kmccamp1	08/28/2026 09:58:57 AM
Contract Manager Approval	kmccamp1	08/28/2026 09:58:59 AM
Budget Analyst Approval	pokeefe	09/03/2026 16:08:14 PM
BOE Agenda Approval	pokeefe	09/03/2026 16:08:18 PM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **29866**

Amendment Number: **1**

Legal Entity Name: KANDT LAW PLLC

Agency Name: **BDC LICENSING BOARDS & COMMISSIONS**

Contractor Name: **KANDT LAW PLLC**

Agency Code: **BDC**

Address: **1329 U.S. Highway 395 N**

Appropriation Unit: **B022 - All Categories**

Ste. 10-121

Is budget authority available?: **Yes**

City/State/Zip **Gardnerville, NV 89410**

If "No" please explain: Not Applicable

Contact/Phone: William Brett Kandt 775-232-1896

Vendor No.:

NV Business ID: NV202222586267

To what State Fiscal Year(s) will the contract be charged? **2025-2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**72.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**28.00 %**	**BJA Harold Rogers Grant**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **11/30/2024**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **11/29/2026**

Contract term: **1 year and 364 days**

4. Type of contract: **Contract**

Contract description: **Legal Services**

5. Purpose of contract:

This is the first amendment to the original contract which provides legal and hearing officer services. This amendment extends the termination date from November 29, 2026 to November 30, 2029 and increases the maximum amount from $360,000 to $720,000 due to the continued need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$360,000.00	$360,000.00	$360,000.00	Yes - Action
2.	Amount of current amendment (#1):	$360,000.00	$360,000.00	$360,000.00	Yes - Action
3.	New maximum contract amount:	$720,000.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

Contractor will support the Nevada State Board of Pharmacy by prosecuting administrative cases, representing the Board in litigation, drafting regulations, advising on legislative matters, and serving as a hearing officer pursuant to NRS 639.081.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Mr. Kandt has 30 of legal experience representing the State of Nevada, as well as unique institutional knowledge and expertise in pharmacy law and in the State Board of Pharmacy's operations which is not possessed by current State employees and can represent the Board in instances when State attorneys have a conflict of interest.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

   c. Why was this contractor chosen in preference to other?

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Contractor was engaged under contract with Nevada State Board of Pharmacy from November 30, 2022 to November 29, 2024 and services are satisfactory.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

PLLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	kbains12	09/01/2026 08:38:41 AM
Division Approval	kbains12	09/01/2026 08:38:43 AM

Department Approval	kbains12	09/01/2026 08:38:45 AM
Contract Manager Approval	kbains12	09/01/2026 08:38:48 AM
Budget Analyst Approval	pokeefe	09/17/2026 10:12:32 AM
BOE Agenda Approval	pokeefe	09/17/2026 10:12:36 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **30904**

Amendment Number: **1**

Legal Entity Name: FENNEMORE CRAIG, P.C.

Agency Name: **BDC LICENSING BOARDS & COMMISSIONS**

Contractor Name: **FENNEMORE CRAIG, P.C.**

Agency Code: **BDC**

Address: **9275 W Russell Rd, Suite 240**

Appropriation Unit: **B026 - All Categories**

Is budget authority available?: **Yes**

City/State/Zip **Las Vegas, NV 89148**

If "No" please explain: Not Applicable

Contact/Phone: Richard Dreitzer 702-692-8026

Vendor No.:

NV Business ID: NV20061183222

To what State Fiscal Year(s) will the contract be charged? **2026-2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/30/2025**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **02/28/2027**

Contract term: **1 year and 213 days**

4. Type of contract: **Contract**

Contract description: **Legal Services**

5. Purpose of contract:

This is the first amendment to the original contract which provides ongoing legal services. This amendment increases the maximum amount from $95,000 to $151,000 due to an increase in legal matters requiring outside counsel.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$95,000.00	$95,000.00	$95,000.00	Yes - Info
2.	Amount of current amendment (#1):	$56,000.00	$56,000.00	$151,000.00	Yes - Action
3.	New maximum contract amount:	$151,000.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

The Board requires outside legal counsel for representation and prosecution in disciplinary cases and to act as Board Counsel in legal matters of the Board.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Professional services are required; staff is not qualified to provide these services.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Vendor has expertise in representation of regulatory Boards and is the current legal counsel for the Board which provides for continuity.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

No

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Board of Osteopathic Medicine
Board of Podiatry

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

Yes

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	vwindf13	07/24/2026 14:59:50 PM
Division Approval	vwindf13	07/24/2026 15:00:02 PM
Department Approval	vwindf13	07/24/2026 15:00:11 PM
Contract Manager Approval	vwindf13	07/24/2026 15:00:19 PM
Budget Analyst Approval	pokeefe	09/03/2026 16:15:42 PM
BOE Agenda Approval	pokeefe	09/03/2026 16:15:44 PM

MASTER SERVICE AGREEMENT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
1.		VARIOUS STATE AGENCIES	ACHIEVABLE BEHAVIOR STRATEGIES, LLC	OTHER: VARIOUS AGENCIES	$6,000,000	
	Contract Description:	This is a new contract to provide ongoing applied behavioral analysis, autism treatment assistance program, behavioral support, and early intervention and related services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32915		
2.		VARIOUS STATE AGENCIES	ADAPTIVE MINDS ABA LLC	OTHER: VARIOUS AGENCIES	$3,000,000	
	Contract Description:	This is a new contract to provide ongoing applied behavioral analysis, autism treatment assistance programs, behavioral support, early intervention, occupational therapy, and speech pathology services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32960		
3.		VARIOUS STATE AGENCIES	ADR, LLC	OTHER: VARIOUS AGENCIES	$2,200,000	
	Contract Description:	This is a new contract to provide ongoing assistive technology, home modification, occupational therapy, and rehabilitation services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32887		
4.		VARIOUS STATE AGENCIES	ALLIES AUTISM SERVICES LLC	OTHER: VARIOUS AGENCIES	$1,000,000	
	Contract Description:	This is a new contract to provide ongoing applied behavioral analysis services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32889		
5.		VARIOUS STATE AGENCIES	CDL PHYSICALS LAS VEGAS, LLC	OTHER: VARIOUS AGENCIES	$300,000	
	Contract Description:	This is a new contract to provide ongoing medical services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32881		
6.		VARIOUS STATE AGENCIES	CINDY JOHNSON	OTHER: VARIOUS AGENCIES	$6,000,000	
	Contract Description:	This is a new contract to provide ongoing supportive living arrangement services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32883		
7.		VARIOUS STATE AGENCIES	CIRCLE OF LIFE INC.	OTHER: VARIOUS AGENCIES	$3,000,000	
	Contract Description:	This is a new contract to provide ongoing community-based living arrangements and group home services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32956		

MASTER SERVICE AGREEMENT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
8.		VARIOUS STATE AGENCIES	CORY PLACE CARE HOME LLC	OTHER: VARIOUS AGENCIES	$3,000,000	
	Contract Description:	This is a new contract to provide ongoing assisted living, group home, personal care, residential provider, safe-housing provider, and senior care services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32884		
9.		VARIOUS STATE AGENCIES	HELEN KELLER SERVICES	OTHER: VARIOUS AGENCIES	$4,500,000	
	Contract Description:	This is a new contract to provide ongoing assisted living, audiology, job development, ophthalmology, pre-employment, and rehabilitation services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32958		
10.		VARIOUS STATE AGENCIES	IM THERAPY LLC	OTHER: VARIOUS AGENCIES	$1,500,000	
	Contract Description:	This is a new contract to provide ongoing applied behavioral analysis and autism treatment assistance program services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32959		
11.		VARIOUS STATE AGENCIES	INFINITE FIDELIS CONSULTING ORG	OTHER: VARIOUS AGENCIES	$3,000,000	
	Contract Description:	This is a new contract to provide ongoing employment support, job development, and pre-employment and related services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32957		
12.		VARIOUS STATE AGENCIES	LAS VEGAS AUTISM CENTER, LLC	OTHER: VARIOUS AGENCIES	$1,500,000	
	Contract Description:	This is a new contract to provide ongoing applied behavioral analysis and autism treatment assistance program services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32885		
13.		VARIOUS STATE AGENCIES	NEW HOPE PLACEMENT, LLC	OTHER: VARIOUS AGENCIES	$3,600,000	
	Contract Description:	This is a new contract to provide ongoing community-based living arrangements, group home, and mental health services.				
		Term of Contract:	Upon Approval - 10/31/2030	Contract # 32707		

MASTER SERVICE AGREEMENT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
14.		VARIOUS STATE AGENCIES	NEW WAY EMPOWERMENT CENTER LLC	OTHER: VARIOUS AGENCIES	$3,000,000	
	Contract Description:	This is a new contract to provide ongoing case management, counseling, mental health, and social worker services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32917		
15.		VARIOUS STATE AGENCIES	SACRED HEART RESIDENCE, LLC	OTHER: VARIOUS AGENCIES	$3,000,000	
	Contract Description:	This is a new contract to provide ongoing behavioral supportive services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32914		
16.		VARIOUS STATE AGENCIES	THE KYLE GROUP LLC	OTHER: VARIOUS AGENCIES	$3,000,000	
	Contract Description:	This is a new contract to provide ongoing educational tutoring, education support, and job development services.				
		Term of Contract:	Upon Approval - 09/30/2030	Contract # 32888		
17.		VARIOUS STATE AGENCIES	TOTAL LAND MANAGEMENT, LLC	OTHER: VARIOUS AGENCIES	$2,000,000	
	Contract Description:	This is a new contract to provide fire fuel reduction, vegetation reduction, and forest management services.				
		Term of Contract:	Upon Approval - 06/30/2027	Contract # 32920		

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32915**

		Legal Entity Name:	ACHIEVABLE BEHAVIOR STRATEGIES, LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**ACHIEVABLE BEHAVIOR STRATEGIES, LLC**
Agency Code:	**MSA**	Address:	**9167 West Flamingo Road**
Appropriation Unit:	**9999 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89147**
If "No" please explain:	Not Applicable	Contact/Phone:	Justin Kyriannis 702-565-1894
		Vendor No.:	T29032645
		NV Business ID:	NV20121489791

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ19109

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:
   This is a new contract to provide ongoing applied behavioral analysis, autism treatment assistance program, behavioral support, and early intervention and related services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$6,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?

This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provide various direct client services.

d. Last bid date: 10/16/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 09:16:44 AM
Division Approval	ldeloach	09/01/2026 09:16:47 AM
Department Approval	ldeloach	09/01/2026 09:16:49 AM
Contract Manager Approval	sbiddl1	09/04/2026 12:38:24 PM
Budget Analyst Approval	njohnst1	09/28/2026 12:36:43 PM
BOE Agenda Approval	njohnst1	09/28/2026 12:36:46 PM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32960**

		Legal Entity Name:	ADAPTIVE MINDS ABA LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**ADAPTIVE MINDS ABA LLC**
Agency Code:	**MSA**	Address:	**1770 North Buffalo Drive**
Appropriation Unit:	**9999 - All Categories**		**Suite 101**
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89128**
If "No" please explain:	Not Applicable	Contact/Phone:	Daniel Rubenstein 702-514-1222
		Vendor No.:	T29052089
		NV Business ID:	NV20243139312

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ19139

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:
   This is a new contract to provide ongoing applied behavioral analysis, autism treatment assistance programs, behavioral support, early intervention, occupational therapy, and speech pathology services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$3,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?

This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/13/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 09:21:39 AM
Division Approval	ldeloach	09/01/2026 09:21:42 AM
Department Approval	ldeloach	09/01/2026 09:21:44 AM
Contract Manager Approval	sbiddl1	09/04/2026 12:20:30 PM
Budget Analyst Approval	njohnst1	09/19/2026 10:01:54 AM
BOE Agenda Approval	njohnst1	09/19/2026 10:01:56 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32887**

		Legal Entity Name:	ADR, LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**ADR, LLC**
Agency Code:	**MSA**	Address:	**Adaptive Driving Rehab**
Appropriation Unit:	**9999 - All Categories**		**3651 Lindell Road Suite D454**
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89103**
If "No" please explain:	Not Applicable	Contact/Phone:	Deborah Hansen 702-497-3250
		Vendor No.:	T29029581
		NV Business ID:	NV20111699758

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ18657

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:
   This is a new contract to provide ongoing assistive technology, home modification, occupational therapy, and rehabilitation services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$2,200,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?

This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/16/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 09:24:21 AM
Division Approval	ldeloach	09/01/2026 09:24:24 AM
Department Approval	ldeloach	09/01/2026 09:24:26 AM
Contract Manager Approval	sbiddl1	09/04/2026 12:51:30 PM
Budget Analyst Approval	njohnst1	09/09/2026 16:30:56 PM
BOE Agenda Approval	njohnst1	09/18/2026 17:07:24 PM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32889**

		Legal Entity Name:	Allies Autism Services LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**Allies Autism Services LLC**
Agency Code:	**MSA**	Address:	**2850 West Horizon Ridge Parkwa**
Appropriation Unit:	**9999 - All Categories**		**Suite 200**
Is budget authority available?:	**Yes**	City/State/Zip	**Henderson, NV 89052**
If "No" please explain:	Not Applicable	Contact/Phone:	Lexie Gilbert 702-781-0011
		Vendor No.:	T27045418
		NV Business ID:	NV20253501277

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ19083

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:

   This is a new contract to provide ongoing applied behavioral analysis services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$1,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

   This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/16/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 09:26:27 AM
Division Approval	ldeloach	09/01/2026 09:26:30 AM
Department Approval	ldeloach	09/01/2026 09:26:32 AM
Contract Manager Approval	sbiddl1	09/04/2026 13:14:05 PM
Budget Analyst Approval	njohnst1	09/19/2026 10:31:36 AM
BOE Agenda Approval	njohnst1	09/19/2026 10:31:39 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32881**

		Legal Entity Name:	CDL PHYSICALS LAS VEGAS, LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**CDL PHYSICALS LAS VEGAS, LLC**
Agency Code:	**MSA**	Address:	**2842 EL CAMINO RD**
Appropriation Unit:	**9999 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**LAS VEGAS, NV 89146**
If "No" please explain:	Not Applicable	Contact/Phone:	Kristine Forbes 702-718-6048
		Vendor No.:	T32018070
		NV Business ID:	NV20253280469

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ19070

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:

   This is a new contract to provide ongoing medical services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$300,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

   This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/16/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 09:28:51 AM
Division Approval	ldeloach	09/01/2026 09:28:53 AM
Department Approval	ldeloach	09/01/2026 09:28:56 AM
Contract Manager Approval	sbiddl1	09/04/2026 13:21:50 PM
Budget Analyst Approval	njohnst1	09/09/2026 16:25:51 PM
BOE Agenda Approval	njohnst1	09/18/2026 17:08:54 PM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32883**

		Legal Entity Name:	CINDY JOHNSON
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**CINDY JOHNSON**
Agency Code:	**MSA**	Address:	**3721 GRAVITY ST**
Appropriation Unit:	**9999 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**SPARKS, NV 89436**
If "No" please explain:	Not Applicable	Contact/Phone:	Cindy Johnson 775-250-4765
		Vendor No.:	T81082187
		NV Business ID:	NV20161551869

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ19060

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:

   This is a new contract to provide ongoing supportive living arrangement services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$6,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

   This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/16/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Sole Proprietor

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 09:30:51 AM
Division Approval	ldeloach	09/01/2026 09:30:53 AM
Department Approval	ldeloach	09/01/2026 09:30:56 AM
Contract Manager Approval	sbiddl1	09/04/2026 14:05:33 PM
Budget Analyst Approval	njohnst1	09/21/2026 10:13:22 AM
BOE Agenda Approval	njohnst1	09/21/2026 10:13:28 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32956**

		Legal Entity Name:	CIRCLE OF LIFE INC.
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**CIRCLE OF LIFE INC.**
Agency Code:	**MSA**	Address:	**6334 Camino Del Lago**
Appropriation Unit:	**9999 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Rancho Murieta, CA 95683**
If "No" please explain:	Not Applicable	Contact/Phone:	Oliver Oania 619-289-6495
		Vendor No.:	T32009742
		NV Business ID:	NV20201696091

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ18705

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:
   This is a new contract to provide ongoing community-based living arrangements and group home services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$3,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?
   This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/13/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 09:33:01 AM
Division Approval	ldeloach	09/01/2026 09:33:03 AM
Department Approval	ldeloach	09/01/2026 09:33:06 AM
Contract Manager Approval	sbiddl1	09/04/2026 14:15:11 PM
Budget Analyst Approval	njohnst1	09/09/2026 15:41:27 PM
BOE Agenda Approval	njohnst1	09/18/2026 17:09:39 PM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32884**

		Legal Entity Name:	CORY PLACE CARE HOME LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**CORY PLACE CARE HOME LLC**
Agency Code:	**MSA**	Address:	**Cory Place Home Care**
Appropriation Unit:	**9999 - All Categories**		**5616 Cory Place**
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89107**
If "No" please explain:	Not Applicable	Contact/Phone:	Anne Espinueva 702-334-5518
		Vendor No.:	PENDING
		NV Business ID:	NV20253427309

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ18962

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:
   This is a new contract to provide ongoing assisted living, group home, personal care, residential provider, safe-housing provider, and senior care services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$3,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?

This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/16/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 09:35:20 AM
Division Approval	ldeloach	09/01/2026 09:35:22 AM
Department Approval	ldeloach	09/01/2026 09:35:25 AM
Contract Manager Approval	sbiddl1	09/04/2026 14:20:31 PM
Budget Analyst Approval	njohnst1	09/09/2026 16:11:27 PM
BOE Agenda Approval	njohnst1	09/18/2026 17:09:57 PM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32958**

		Legal Entity Name:	HELEN KELLER SERVICES
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**HELEN KELLER SERVICES**
Agency Code:	**MSA**	Address:	**141 Middle Neck Road**
Appropriation Unit:	**9999 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Sands Point, NY 11050**
If "No" please explain:	Not Applicable	Contact/Phone:	John Filek 516-944-5984
		Vendor No.:	T32011191
		NV Business ID:	NV20263566489

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ18440

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:
   This is a new contract to provide ongoing assisted living, audiology, job development, ophthalmology, pre-employment, and rehabilitation services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$4,500,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?

This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/13/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Non-profit Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. Not Applicable

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	wtaylo5	09/04/2026 15:24:29 PM
Division Approval	wtaylo5	09/04/2026 15:24:44 PM
Department Approval	wtaylo5	09/04/2026 15:24:53 PM
Contract Manager Approval	sbiddl1	09/21/2026 08:27:37 AM
Budget Analyst Approval	njohnst1	09/21/2026 09:41:01 AM
BOE Agenda Approval	njohnst1	09/21/2026 09:41:03 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32959**

		Legal Entity Name:	IM Therapy LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**IM Therapy LLC**
Agency Code:	**MSA**	Address:	**Independently Me ABA**
Appropriation Unit:	**9999 - All Categories**		**9055 Coastal Oaks Street**
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89166**
If "No" please explain:	Not Applicable	Contact/Phone:	Yuki Lee 702-637-2833
		Vendor No.:	
		NV Business ID:	NV20253459502

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ18927

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:
   This is a new contract to provide ongoing applied behavioral analysis and autism treatment assistance program services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$1,500,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?

This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/13/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	wtaylo5	09/04/2026 15:26:14 PM
Division Approval	wtaylo5	09/04/2026 15:26:23 PM
Department Approval	wtaylo5	09/04/2026 15:26:32 PM
Contract Manager Approval	sbiddl1	09/08/2026 16:26:38 PM
Budget Analyst Approval	njohnst1	09/19/2026 10:29:05 AM
BOE Agenda Approval	njohnst1	09/19/2026 10:29:08 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32957**

		Legal Entity Name:	Infinite Fidelis Consulting Org
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**Infinite Fidelis Consulting Org**
Agency Code:	**MSA**	Address:	**5370 Encino Springs Avenue**
Appropriation Unit:	**9999 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89139**
If "No" please explain:	Not Applicable	Contact/Phone:	denise@infinitefidelis.org 702-483-0287
		Vendor No.:	PENDING
		NV Business ID:	NV20263585649

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:

This is a new contract to provide ongoing employment support, job development, and pre-employment and related services.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$3,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? Yes

a. List the names of vendors that were solicited to submit proposals (include at least three):

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/13/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Non-profit Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. Not Applicable

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 09:40:33 AM
Division Approval	ldeloach	09/01/2026 09:40:36 AM
Department Approval	ldeloach	09/01/2026 09:40:39 AM
Contract Manager Approval	sbiddl1	09/04/2026 14:23:29 PM
Budget Analyst Approval	njohnst1	09/18/2026 17:47:39 PM
BOE Agenda Approval	njohnst1	09/18/2026 17:47:41 PM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32885**

		Legal Entity Name:	LAS VEGAS AUTISM CENTER, LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**LAS VEGAS AUTISM CENTER, LLC**
Agency Code:	**MSA**	Address:	**7390 West Sahara Avenue**
Appropriation Unit:	**9999 - All Categories**		**Suite 260**
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89117**
If "No" please explain:	Not Applicable	Contact/Phone:	Adam Harris 702-900-4320
		Vendor No.:	T27041807
		NV Business ID:	NV20171454620

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ18401

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:
   This is a new contract to provide ongoing applied behavioral analysis and autism treatment assistance program services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$1,500,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?

This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/16/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 09:42:53 AM
Division Approval	ldeloach	09/01/2026 09:42:55 AM
Department Approval	ldeloach	09/01/2026 09:42:58 AM
Contract Manager Approval	sbiddl1	09/04/2026 14:28:21 PM
Budget Analyst Approval	njohnst1	09/19/2026 09:49:54 AM
BOE Agenda Approval	njohnst1	09/19/2026 09:50:39 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32707**

		Legal Entity Name:	New Hope Placement, LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**NEW HOPE PLACEMENT, LLC**
Agency Code:	**MSA**	Address:	**Well Care Living**
Appropriation Unit:	**9999 - All Categories**		**3312 W Charleston Boulevard**
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89102**
If "No" please explain:	Not Applicable	Contact/Phone:	Delsa F. Casal 818-798-9076
		Vendor No.:	T29039588
		NV Business ID:	NV20151472779

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ18392

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **10/31/2030**
   Contract term: **4 years and 31 days**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:
   This is a new contract to provide ongoing community-based living arrangements, group home, and mental health services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$3,600,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? No
   a. List the names of vendors that were solicited to submit proposals (include at least three):
   Not Applicable
   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?

This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/16/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    No b. If "No", please explain:

Vendor provides services using a DBA

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/11/2026 13:03:20 PM
Division Approval	ldeloach	09/11/2026 13:03:23 PM
Department Approval	ldeloach	09/11/2026 13:03:25 PM
Contract Manager Approval	sbiddl1	09/11/2026 13:06:44 PM
Budget Analyst Approval	njohnst1	09/21/2026 10:16:19 AM
BOE Agenda Approval	njohnst1	09/21/2026 10:16:21 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32917**

		Legal Entity Name:	New Way Empowerment Center LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**New Way Empowerment Center LLC**
Agency Code:	**MSA**	Address:	**1919 South Jones Boulevard**
Appropriation Unit:	**9999 - All Categories**		**Suite G**
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89146**
If "No" please explain:	Not Applicable	Contact/Phone:	Sharonda Henry 702-695-4345
		Vendor No.:	T29053805
		NV Business ID:	NV20201730957

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ19064

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:
   This is a new contract to provide ongoing case management, counseling, mental health, and social worker services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$3,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?
   This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provide various direct client services.

d. Last bid date: 10/16/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 09:50:10 AM
Division Approval	ldeloach	09/01/2026 09:50:12 AM
Department Approval	ldeloach	09/01/2026 09:50:15 AM
Contract Manager Approval	sbiddl1	09/04/2026 14:33:02 PM
Budget Analyst Approval	njohnst1	09/19/2026 09:58:15 AM
BOE Agenda Approval	njohnst1	09/19/2026 09:58:18 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32914**

		Legal Entity Name:	Sacred Heart Residence, LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**Sacred Heart Residence, LLC**
Agency Code:	**MSA**	Address:	**448 Duggan Avenue**
Appropriation Unit:	**9999 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Sparks, NV 89431**
If "No" please explain:	Not Applicable	Contact/Phone:	Ramon Alano 775-750-4279
		Vendor No.:	T29037314
		NV Business ID:	NV20071303608

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ18622

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:

   This is a new contract to provide ongoing behavioral supportive services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$3,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

   This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provide various direct client services.

d. Last bid date: 10/16/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 10:01:28 AM
Division Approval	ldeloach	09/01/2026 10:01:30 AM
Department Approval	ldeloach	09/01/2026 10:01:32 AM
Contract Manager Approval	sbiddl1	09/04/2026 14:36:15 PM
Budget Analyst Approval	njohnst1	09/19/2026 09:00:39 AM
BOE Agenda Approval	njohnst1	09/19/2026 09:00:42 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32888**

		Legal Entity Name:	The Kyle Group LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**The Kyle Group LLC**
Agency Code:	**MSA**	Address:	**10409 Pacific Palisades Avenue**
Appropriation Unit:	**9999 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89114**
If "No" please explain:	Not Applicable	Contact/Phone:	Jack Bailey 256-206-2278
		Vendor No.:	T29049286
		NV Business ID:	NV20232758912

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: S3513-AS 99SWC-VQ18983

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **09/30/2030**
   Contract term: **4 years**

4. Type of contract: **MSA**
   Contract description: **Direct Client Srvcs**

5. Purpose of contract:
   This is a new contract to provide ongoing educational tutoring, education support, and job development services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$3,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   The agency does not have the personnel to perform these services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   This is a specialized service that requires specially trained individuals to provide these services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?
   This vendor was selected as part of a multi award solicitation 99SWC-S3513 to provided various direct client services.

d. Last bid date: 10/16/2025 Anticipated re-bid date: 06/01/2029

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	09/01/2026 10:05:52 AM
Division Approval	ldeloach	09/01/2026 10:05:55 AM
Department Approval	ldeloach	09/01/2026 10:06:00 AM
Contract Manager Approval	sbiddl1	09/04/2026 14:39:43 PM
Budget Analyst Approval	njohnst1	09/19/2026 10:40:33 AM
BOE Agenda Approval	njohnst1	09/19/2026 10:40:36 AM
BOE Final Approval	Pending	

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32920**

		Legal Entity Name:	Total Land Management, LLC
Agency Name:	**MSA MASTER SERVICE AGREEMENTS**	Contractor Name:	**Total Land Management, LLC**
Agency Code:	**MSA**	Address:	**2868 Calle Heraldo**
Appropriation Unit:	**9999 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**San Clemente, CA 92673**
If "No" please explain:	Not Applicable	Contact/Phone:	Elizabeth Stasiowski 949-490-0231
		Vendor No.:	T29053060
		NV Business ID:	NV20263578035

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Various Agencies**

Agency Reference #: RFP 99SWC-S1979/HM

2. Contract start date:

a. Effective upon Board of Examiner's approval? **Yes** or b. other effective date: **NA**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **272 days**

4. Type of contract: **MSA**
   Contract description: **Fire Fuels Reduction**

5. Purpose of contract:

This is a new contract to provide fire fuel reduction, vegetation reduction, and forest management services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$2,000,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

To reduce the risk of wildfires, fuels reduction and other services must be completed in various locations.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The contract provides fuels reduction services for agencies that do not have the capacity to do the work and to assist when the volume of reduction services is such that staff cannot accomplish all work in a timely manner.

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? Yes

a. List the names of vendors that were solicited to submit proposals (include at least three):

Bordges Timber
RK Contractors
Paleo West

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This is an on-going RFQ that is awarded to vendors that qualify within the various scopes of work.

d. Last bid date: 04/05/2022 Anticipated re-bid date: 01/01/2027

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ldeloach	08/14/2026 08:09:15 AM
Division Approval	ldeloach	08/14/2026 08:09:17 AM
Department Approval	ldeloach	08/14/2026 08:09:20 AM
Contract Manager Approval	hmoon	08/17/2026 07:08:20 AM
Budget Analyst Approval	lramire7	08/19/2026 11:37:51 AM
BOE Agenda Approval	mranki1	08/20/2026 15:21:40 PM
BOE Final Approval	Pending	

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
1.	010	GOVERNOR'S OFFICE - OFFICE OF FEDERAL ASSISTANCE	FELDESMAN LLP	GENERAL	$36,850	Professional Service
	Contract Description:	This is the first amendment to the original contract which provides technical assistance and training related to federal grant administration requirements. This amendment increases the maximum amount from $25,000 to $61,850 due to additional training at the Silver State Conference.				
		Term of Contract:	06/17/2026 - 06/30/2027	Contract # 32467		
2.	010	GOVERNOR'S OFFICE - ATHLETIC COMMISSION	APP-ORDER, LLC DBA FLASH BIOMETRICS	FEE: ATHLETIC COMMISSION GATE	$47,300	
	Contract Description:	This is a new contract to provide ongoing services to maintain the online portal used to administer the unarmed combat licensing program.				
		Term of Contract:	09/03/2026 - 08/31/2028	Contract # 32997		
3.	010	GOVERNOR'S OFFICE - ATHLETIC COMMISSION	MALLORY F TRIPLETT	FEE: ATHLETIC COMMISSION GATE 90% OTHER: TICKET SURCHARGE (AMATEUR PROGRAM) 10%	$40,000	Current Employee
	Contract Description:	This is a new contract to provide ongoing inspection services for sanctioned events.				
		Term of Contract:	09/09/2026 - 09/30/2030	Contract # 32810		
4.	030	ATTORNEY GENERAL'S OFFICE - ADMINISTRATIVE BUDGET ACCOUNT	HAWKINS LAW OFFICE	OTHER: STATUTORY CONTINGENCY	$86,000	Professional Service
	Contract Description:	This is a new contract to provide special counsel services.				
		Term of Contract:	07/30/2026 - 03/31/2028	Contract # 32946		
5.	030	ATTORNEY GENERAL'S OFFICE - TORT CLAIMS FUND	JAY S HIROKAWA	OTHER: TORT CLAIMS FUNDS	$15,000	Professional Service
	Contract Description:	This is a new contract to provide expert witness services.				
		Term of Contract:	08/10/2026 - 12/31/2027	Contract # 32940		
6.	030	ATTORNEY GENERAL'S OFFICE - TORT CLAIMS FUND	SULLIVAN WATER RESOURCES LLC	OTHER: TORT CLAIMS	$15,000	Professional Service
	Contract Description:	This is the first amendment to the original contract which provides ongoing expert witness services. This amendment increases the maximum amount from $35,000 to $50,000 due to the increased need for these services.				
		Term of Contract:	01/14/2026 - 06/30/2027	Contract # 31954		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
7.	030	ATTORNEY GENERAL'S OFFICE - TORT CLAIMS FUND	WILLIS TOWERS WATSON US LLC	OTHER: TORT INSURANCE PREMIUMS	$20,000	
	Contract Description:	This is a new contract to provide ongoing actuarial services for tort claims to determine tort insurance premiums.				
		Term of Contract:	08/27/2026 - 06/30/2030	Contract # 32839		
8.	040	SECRETARY OF STATE'S OFFICE - SECRETARY OF STATE	CLARK COUNTY SCHOOL DISTRICT	GENERAL	$84,000	Exempt
	Contract Description:	This is a new interlocal agreement to provide voter education content.				
		Term of Contract:	08/20/2026 - 06/30/2027	Contract # 32945		
9.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - BUILDINGS AND GROUNDS	ALPINE LOCK, INC.	OTHER: BUILDINGS AND GROUNDS RENTAL INCOME	$12,000	
	Contract Description:	This is the second amendment to the original contract which provides ongoing lock repair and maintenance services. This amendment increases the maximum amount from $20,000 to $32,000 due to the increased need for these services.				
		Term of Contract:	04/17/2023 - 03/16/2027	Contract # 27375		
10.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - BUILDINGS AND GROUNDS	ARCHWAY VENTURES INC	OTHER: BUILDINGS AND GROUNDS RENTAL INCOME	$20,723	
	Contract Description:	This is a new contract to provide tree removal and pruning services in the Blasdel Building parking lot located in Carson City.				
		Term of Contract:	08/11/2026 - 08/01/2027	Contract # 32835		
11.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - BUILDINGS AND GROUNDS	COMMERCIAL HOOD SOLUTIONS	OTHER: BUILDINGS AND GROUNDS RENTAL INCOME	$13,620	
	Contract Description:	This is a new contract to provide ongoing inspections and cleaning services on the commercial kitchen cooking and exhaust system at the Governor’s Mansion.				
		Term of Contract:	08/27/2026 - 09/01/2030	Contract # 32919		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
12.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - BUILDINGS AND GROUNDS	ENTERPRISE JANITORIAL INC.	OTHER: BUILDINGS AND GROUNDS RENTAL INCOME	$78,126	
	Contract Description:	This is the first amendment to the original contract which provides janitorial services for the Nevada State Library and Archives located in Carson City. This amendment extends the termination date from December 1, 2026 to July 31, 2027 and increases the maximum amount from $418,204.88 to $496,331.33 to allow services to continue while a solicitation is completed.				
		Term of Contract:	12/01/2022 - 07/31/2027	Contract # 26836		
13.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - VETERANS CIP PROJECTS - NON-EXEC	KNIT	BONDS 36% FEDERAL 64%	$22,500	Professional Service
	Contract Description:	This is the first amendment to the original contract which provides professional architectural/engineering services for the Remodel and Addition (Southern Nevada State Veterans Home) CIP Project: CIP Project No. 23-C06; SPWD Contract No. 118416. This amendment increases the maximum amount from $2,001,300 to $2,023,800 due to additional design services needed to update kitchen background drawings for four identical building wings, fully reconfiguring the layouts to reflect the revised design intent, and to develop kitchen equipment design layouts for four new food service areas within the Town Hall.				
		Term of Contract:	02/10/2026 - 06/30/2027	Contract # 31611		
14.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - DEPARTMENT OF ADMINISTRATION CIP PROJECTS - NON-EXEC	AINSWORTH ASSOCIATES MECHANICAL ENGINEERS	BONDS 52% FEDERAL 48%	$19,320	Professional Service
	Contract Description:	This is the second amendment to the original contract which provides professional architectural/engineering services for the Nevada National Guard Statewide Fire and Life Safety Program at the Army Aviation Support Facility CIP Project: CIP Project No. 25-S03g-3: SPWD Contract No. 118213. This amendment increases the maximum amount from $167,000.00 to $186,319.98 due to City of Reno permit fees.				
		Term of Contract:	11/12/2025 - 06/30/2029	Contract # 31102		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
15.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - DEPARTMENT OF ADMINISTRATION CIP PROJECTS - NON-EXEC	PAUL CAVIN ARCHITECT LLC	GENERAL	$31,000	Professional Service
	Contract Description:	This is a new contract to provide professional architectural/engineering services for the Statewide ADA Program and Site Upgrades at the Nevada Historical Society CIP Project, to include design and drawings with 100% construction documents stamped and signed for plan review and permitting, drawings with project manual and specifications, re-bid options, and construction administration for the project. CIP Project No. 23-S02-(2a); SPWD Contract No. 119080.				
		Term of Contract:	09/09/2026 - 06/30/2027	Contract # 32794		
16.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - DEPARTMENT OF ADMINISTRATION CIP PROJECTS - NON-EXEC	PAUL CAVIN ARCHITECT LLC	GENERAL	$26,500	Professional Service
	Contract Description:	This is a new contract to provide professional architectural/engineering services for the Statewide Roofing Replacement CIP Project, to include schematic design and design development phase, 100% construction documents, construction administration, and bidding services for the design and construction of a new single ply membrane roofing system at the Lahontan State Park in Fallon, the Medical Board of Examiners building in Reno, and the Attorney Generals building in Carson City: CIP Project No. 23-S01-13p; SPWD Contract No. 119048.				
		Term of Contract:	08/17/2026 - 06/30/2029	Contract # 32916		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
17.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - DEPARTMENT OF MOTOR VEHICLES CIP PROJECTS - NON-EXEC	BLAKELY JOHNSON & GHUSN, INC. DBA BJG ARCHITECTURE & ENGINEERING	BONDS	$11,770	Professional Service
	Contract Description:	This is the second amendment to the original contract which provides professional architectural/engineering services for the Central Services and Records Division Renovation (Department of Motor Vehicles, Carson City) and the East Wing Elevator Modernization (Department of Motor Vehicles, Carson City) CIP Projects: CIP Project Nos. 25-C17 and 25-S07h; SPWD Contract No. 118212. This amendment increases the maximum amount from $259,047 to $270,817 due to additional services needed to perform a sewer camera survey to verify existing condition of the sewer line affected by the remodel.				
		Term of Contract:	12/09/2025 - 06/30/2029	Contract # 31203		
18.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS - DEPARTMENT OF ADMINISTRATION CIP PROJECTS - NON-EXEC	PAUL CAVIN ARCHITECT LLC	BONDS	$89,800	Professional Service
	Contract Description:	This is a new contract to provide professional architectural/engineering services for the State Office Building Purchase and Tenant Improvements CIP Project, to include schematic design, design development, and 100% construction documents for the exterior, interior, and parking lot improvements and upgrades for the 79,248 square foot office building located at Professional Circle in Reno: CIP Project No. 25-C27; SPWD Contract No. 119008.				
		Term of Contract:	08/14/2026 - 06/30/2029	Contract # 32805		
19.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS	ETCHEMENDY ENGINEERING INC. P.C.	OTHER: AGENCY FUNDED CIP	$16,100	Professional Service
	Contract Description:	This is the first amendment to the original contract which provides professional architectural/engineering services for the HVAC Renovations (Great Basin College, Elko) CIP Project: CIP Project No. 26-A16; SPWD Contract No. 118454. This amendment increases the maximum amount from $151,250 to $167,350 due to the additional design for the roof replacement on Lundberg Hall.				
		Term of Contract:	03/18/2026 - 06/30/2029	Contract # 31732		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
20.	082	DEPARTMENT OF ADMINISTRATION - STATE PUBLIC WORKS	JP ENGINEERING, LLC	OTHER: AGENCY FUNDED CIP	$23,150	Professional Service
	Contract Description:	This is the first amendment to the original contract which provides professional architectural/engineering services for the Fire Sprinkler Installation for various buildings at the Desert Research Institute CIP Project: CIP Project No. 26-A17-A; SPWD Contract No. 118727. This amendment increases the maximum amount from $45,125 to $68,275 due to additional fire protection design for buildings 34 and 38 located in Stead.				
		Term of Contract:	05/27/2026 - 09/21/2029	Contract # 32350		
21.	101	DEPARTMENT OF TOURISM AND CULTURAL AFFAIRS - TOURISM	CERTIFIED TRAVEL MEDIA, LLC	OTHER: LODGING TAX	$97,908	Sole Source
	Contract Description:	This is a new contract to provide ongoing distribution of the Nevada Magazine and Visitor Guide throughout various target markets.				
		Term of Contract:	07/01/2026 - 06/30/2027	Contract # 32930		
22.	111	DEPARTMENT OF INDIGENT DEFENSE SERVICES	DAVID K. NEIDERT	GENERAL	$96,000	Professional Service
	Contract Description:	This is a new contract to provide oversight support of the performance of indigent defense attorneys in Carson City, Churchill, Lyon, and Storey Counties as required by the Davis Consent Judgment.				
		Term of Contract:	08/13/2026 - 12/31/2026	Contract # 32913		
23.	111	DEPARTMENT OF INDIGENT DEFENSE SERVICES	LAW OFFICES OF PAUL J. ADRAS, ESQUIRE., PC	GENERAL	$96,000	Professional Service
	Contract Description:	This is a new contract to provide mentorship and training of indigent defense services to attorneys in Nye county.				
		Term of Contract:	08/17/2026 - 12/31/2026	Contract # 32879		
24.	111	DEPARTMENT OF INDIGENT DEFENSE SERVICES	MARC PICKER LAW	GENERAL	$99,750	Professional Service
	Contract Description:	This is a new contract to provide public defender services on an emergency basis.				
		Term of Contract:	08/24/2026 - 10/30/2026	Contract # 32935		
25.	180	GOVERNOR'S TECHNOLOGY OFFICE - COMPUTER FACILITY	TD SYNNEX CORPORATION	GENERAL	$78,283	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV26-29610 which provides cybersecurity solutions and related services. This service agreement provides implementation services for a statewide multi-factor authentication program.				
		Term of Contract:	08/19/2026 - 07/01/2028	Contract # 32775		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
26.	180	GOVERNOR'S TECHNOLOGY OFFICE - COMPUTER FACILITY	TD SYNNEX CORPORATION	GENERAL	$93,960	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV26-29718 which provides advanced technology solutions aggregator and related services. This service agreement provides a disaster recovery assessment.				
		Term of Contract:	08/19/2026 - 12/31/2027	Contract # 32778		
27.	300	DEPARTMENT OF EDUCATION - EDUCATOR EFFECTIVENESS	BOARD OF REGENTS, NEVADA SYSTEM OF HIGHER EDUCATION - OBO UNIVERSITY OF NEVADA, LAS VEGAS	FEDERAL	$24,000	Exempt
	Contract Description:	This is a new contract to provide a leadership development conference.				
		Term of Contract:	05/04/2026 - 09/30/2026	Contract # 32783		
28.	300	DEPARTMENT OF EDUCATION - EDUCATOR LICENSURE	DEPARTMENT OF ADMINISTRATION – HEARINGS DIVISION	FEE: LICENSURE	$45,000	Exempt
	Contract Description:	This is a new interlocal agreement to provide a Hearings Officer.				
		Term of Contract:	08/10/2026 - 06/30/2030	Contract # 32761		
29.	315	STATE PUBLIC CHARTER SCHOOL AUTHORITY	GAY AND LESBIAN COMMUNITY CENTER OF SOUTHERN NEVADA INC	FEE: SPONSORSHIP	$80,640	
	Contract Description:	This is a new contract to provide ongoing ordering, prescribing, and referring services for Medicaid eligible school health services.				
		Term of Contract:	08/17/2026 - 06/30/2030	Contract # 32575		
30.	406	DEPARTMENT OF HUMAN SERVICES - PUBLIC AND BEHAVIORAL HEALTH - SOUTHERN NEVADA ADULT MENTAL HEALTH SERVICES	BRADY INDUSTRIES OF NEVADA, LLC	GENERAL	$14,240	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV26-26810 which provides building and industrial maintenance services. This service agreement provides preventative maintenance to janitorial equipment.				
		Term of Contract:	08/14/2026 - 06/29/2028	Contract # 32550		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
31.	406	DEPARTMENT OF HUMAN SERVICES - PUBLIC AND BEHAVIORAL HEALTH - WOMEN, INFANT, AND CHILDREN FOOD SUPPLEMENT	KPS/3	FEDERAL	$67,500	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV23-17886 which provides consulting, marketing, and education services. This service agreement provides training modules for staff on policies, procedures, services, and related material.				
		Term of Contract:	08/26/2026 - 07/30/2027	Contract # 32438		
32.	406	DEPARTMENT OF HUMAN SERVICES - PUBLIC AND BEHAVIORAL HEALTH - WOMEN, INFANT, AND CHILDREN FOOD SUPPLEMENT	KPS/3	FEDERAL	$34,483	
	Contract Description:	This is the first amendment to the original service agreement under statewide contract #99SWC-NV23-17886 which provides consulting, marketing, and education services. This service agreement provides services to develop an online nutrition education platform and educational materials for program participants. This amendment increases the maximum amount from $925,830.00 to $960,313.07 due to additional outreach materials.				
		Term of Contract:	06/10/2025 - 07/30/2028	Contract # 29463		
33.	407	DEPARTMENT OF HUMAN SERVICES - DIVISION OF SOCIAL SERVICES - ADMINISTRATION	CARAHSOFT TECHNOLOGY CORPORATION	GENERAL 75% FEDERAL 25%	$63,158	
	Contract Description:	This is the first amendment to the original service agreement under statewide contract #99SWC-NV24-17504 which provides cloud services. This service agreement provides Supplemental Nutrition Assistance Program continuous evaluation services to identify cases with specific criteria to allow the avoidance of overpayments and eligibility errors. This amendment extends the termination date from September 15, 2026 to March 15, 2027 and increases the maximum amount from $1,410,526.35 to $1,473,684.27 due to the continued need for these services.				
		Term of Contract:	01/13/2026 - 03/15/2027	Contract # 31443		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
34.	409	DEPARTMENT OF HUMAN SERVICES - CHILD AND FAMILY SERVICES - SUMMIT VIEW YOUTH CENTER	JAMES F. THOMSON, JR. DBA AMERICAN SOUTHWEST ELECTRIC	GENERAL	$25,440	
	Contract Description:	This is a new contract to provide ongoing heating, ventilation, and air conditioning repair and maintenance services.				
		Term of Contract:	09/08/2026 - 06/30/2030	Contract # 32690		
35.	409	DEPARTMENT OF HUMAN SERVICES - CHILD AND FAMILY SERVICES - SOUTHERN NEVADA CHILD AND ADOLESCENT SERVICES	AMERICAN DOOR INSTALLATION LP	GENERAL 61% FEDERAL 39%	$28,356	
	Contract Description:	This is a new contract to provide annual fire door inspections.				
		Term of Contract:	08/25/2026 - 06/30/2030	Contract # 32763		
36.	409	DEPARTMENT OF HUMAN SERVICES - CHILD AND FAMILY SERVICES - SOUTHERN NEVADA CHILD AND ADOLESCENT SERVICES	THE W. W. WILLIAMS COMPANY LLC	GENERAL 61% FEDERAL 39%	$11,500	
	Contract Description:	This is a new contract to provide ongoing generator preventative maintenance and repair services.				
		Term of Contract:	08/25/2026 - 06/30/2030	Contract # 32782		
37.	431	OFFICE OF THE MILITARY	EMPIRE SOUTHWEST, LLC	FEDERAL	$58,722	
	Contract Description:	This is a new contract to provide generator repairs at the field maintenance shop located in Las Vegas.				
		Term of Contract:	08/12/2026 - 07/31/2029	Contract # 32765		
38.	431	OFFICE OF THE MILITARY	OPTIMA CHANGE MANAGEMENT LLC DBA OPTIMA HEALING AND RECOVERY	GENERAL	$14,800	
	Contract Description:	This is a new contract to provide access to a behavioral health management platform.				
		Term of Contract:	08/20/2026 - 07/31/2029	Contract # 32689		
39.	431	OFFICE OF THE MILITARY	PLUMB LINE MECHANICAL, INC.	GENERAL	$20,366	
	Contract Description:	This is a new contract to provide installation of a water line and yard hydrant at the Carlin location.				
		Term of Contract:	08/12/2026 - 06/30/2027	Contract # 32768		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
40.	440	DEPARTMENT OF CORRECTIONS - LOVELOCK CORRECTIONAL CENTER	SIMERSON CONSTRUCTION LLC	GENERAL	$17,360	
	Contract Description:	This is a new contract to provide services to replace the valve on the main water line.				
		Term of Contract:	09/02/2026 - 06/30/2027	Contract # 32937		
41.	440	DEPARTMENT OF CORRECTIONS - CASA GRANDE TRANSITIONAL HOUSING	RYAN MECHANICAL INC.	GENERAL	$43,800	
	Contract Description:	This is a new contract to provide a replacement roof mounted heating, ventilation, and air conditioning unit.				
		Term of Contract:	08/28/2026 - 06/30/2027	Contract # 32812		
42.	550	STATE DEPARTMENT OF AGRICULTURE - AGRICULTURE ADMINISTRATION	INSIGHT PUBLIC SECTOR, INC.	FEDERAL	$24,440	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV23-12500 which provides purchase of software licensing, support, and related services. This service agreement provides CIS v8 Controls Gap Analysis.				
		Term of Contract:	08/20/2026 - 10/31/2027	Contract # 32764		
43.	650	DEPARTMENT OF PUBLIC SAFETY - DIRECTOR'S OFFICE	LEXIPOL LLC	OTHER: COST ALLOCATION	$17,013	
	Contract Description:	This is a new service agreement under statewide contract #99SWC-NV23-16700 which provides public safety training and simulation equipment and training. This service agreement provides ongoing review, revision, and maintenance of policy manuals utilizing the Lexipol Knowledge Management System.				
		Term of Contract:	07/01/2026 - 06/30/2027	Contract # 32892		
44.	653	DEPARTMENT OF PUBLIC SAFETY - INVESTIGATION DIVISION	BLUE COYOTE LABS, LLC	FEDERAL	$99,900	
	Contract Description:	This is a new contract to provide ongoing subscription services to a web-based application for email distribution lists.				
		Term of Contract:	07/01/2026 - 06/30/2030	Contract # 32938		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
45.	653	DEPARTMENT OF PUBLIC SAFETY - INVESTIGATION DIVISION	HUMAN CALIBER LLC DBA INTERVIEW INTERROGATION INSTITUTE	FEDERAL	$12,000	
	Contract Description:	This is a new contract to provide undercover operations training.				
		Term of Contract:	08/25/2026 - 08/31/2028	Contract # 32955		
46.	654	GOVERNOR'S OFFICE - OFFICE OF EMERGENCY MANAGEMENT	CASCADIA REGION EARTHQUAKE WORKGROUP	FEDERAL	$70,785	
	Contract Description:	This is a new contract to provide comprehensive earthquake preparedness and mitigation services for the implementation of the National Earthquake Hazards Reduction Program.				
		Term of Contract:	09/04/2026 - 03/31/2027	Contract # 32477		
47.	704	STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES - STATE PARKS	RUBY JEAN CHARTERS, LLC JASON BLANCETTE	OTHER: REVENUE	$20,000	
	Contract Description:	This is a new revenue contract to provide charter launch and retrieval services at Cave Rock State Park.				
		Term of Contract:	09/09/2026 - 11/01/2027	Contract # 33007		
48.	704	DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES - STATE PARKS - MAINTENANCE OF STATE PARKS-NON-EXEC	APCO AUTOMATION	OTHER: UTILITY SURCHARGE	$12,000	
	Contract Description:	This is the first amendment to the original contract which provides on-call testing and repair of telemetry systems within Southern Nevada State Parks. This amendment increases the maximum amount from $24,000 to $36,000 due to the increased need for these services.				
		Term of Contract:	08/23/2023 - 12/31/2027	Contract # 28074		
49.	704	STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES - STATE PARKS - MAINTENANCE OF STATE PARKS-NON-EXEC	HETTRICK ELECTRIC INC	OTHER: UTILITY SURCHARGE	$22,295	
	Contract Description:	This is a new contract to provide electrical upgrades at Washoe Lake State Park.				
		Term of Contract:	08/13/2026 - 10/31/2026	Contract # 32801		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
50.	706	STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES - FORESTRY - CONSERVATION CAMPS	NEVADA DEPARTMENT OF WILDLIFE	GENERAL	$57,672	Exempt
	Contract Description:	This is a new interlocal agreement to provide rental office and yard space located in Tonopah.				
		Term of Contract:	08/13/2026 - 09/30/2031	Contract # 32848		
51.	748	DEPARTMENT OF BUSINESS AND INDUSTRY - REAL ESTATE - COMMON INTEREST COMMUNITIES	LAW OFFICE OF MIRIAM E. RODRIGUEZ, PC	FEE: LICENSING & ADMINISTRATIVE	$53,000	
	Contract Description:	This is a new contract to provide referee and arbitrator services.				
		Term of Contract:	09/03/2026 - 01/12/2030	Contract # 32994		
52.	810	DEPARTMENT OF MOTOR VEHICLES - FIELD SERVICES	WAITWELL INC.	HIGHWAY	$55,000	
	Contract Description:	This is the third amendment to the original contract which provides a customer queuing system for field service offices. This amendment increases the maximum amount from $1,840,500 to $1,895,500 due to an increase of the outbound short message service annual allotment.				
		Term of Contract:	11/14/2023 - 05/31/2028	Contract # 28224		
53.	901	DEPARTMENT OF EMPLOYMENT, TRAINING & REHABILITATION - REHABILITATION DIVISION - VOCATIONAL REHABILITATION	DEPARTMENT OF HUMAN SERVICES - AGING AND DISABILITY SERVICES DIVISION	GENERAL 21.3% FEDERAL 78.7%	$50,000	Exempt
	Contract Description:	This is a new interlocal agreement to provide youth outreach, transition, and disability-related educational services.				
		Term of Contract:	08/25/2026 - 07/31/2027	Contract # 32830		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
54.	902	DEPARTMENT OF EMPLOYMENT, TRAINING & REHABILITATION - WORKFORCE DEVELOPMENT	BOARD OF REGENTS, NEVADA SYSTEM OF HIGHER EDUCATION - OBO TRUCKEE MEADOWS COMMUNITY COLLEGE	OTHER: WAGE ASSESSMENT	$63,413	Exempt
	Contract Description:	This is a new interlocal agreement to provide bridge funding for students enrolled in the TEACH Nevada scholarship program.				
		Term of Contract:	08/17/2026 - 06/30/2028	Contract # 32499		
55.	902	DEPARTMENT OF EMPLOYMENT, TRAINING & REHABILITATION - WORKFORCE DEVELOPMENT	GOVERNOR'S OFFICE – OFFICE OF FEDERAL ASSISTANCE	OTHER: WAGE ASSESSMENT	$23,590	Exempt
	Contract Description:	This is a new interlocal agreement to provide assistance to participants seeking the Certified Grants Management Specialist credential.				
		Term of Contract:	08/17/2026 - 06/30/2027	Contract # 32493		
56.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. ALICE CHEN	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32893		
57.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. ARSHID TORKAMAN	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32853		
58.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. CHARLES CORDOVA, JR.	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32869		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
59.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. CHRISTOPHER HOCK	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32849		
60.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. DANIEL MARTIN	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32851		
61.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. DANIEL ORR	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32895		
62.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. GARY GERACCI	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32868		
63.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. JAROM LUU	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32852		
64.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. JAY SELZNICK	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32896		
65.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. JEFFREY COX	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32854		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
66.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. JOHN GALLOB	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32859		
67.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. JON GALEA	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32866		
68.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. JOSHUA BRANCO	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32860		
69.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. KAREN KANG	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32867		
70.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. KENNETH REED	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32850		
71.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. KEVIN MARTIN	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32865		
72.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. KEVIN MOORE	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32857		

INFORMATION CONTRACT SUMMARY

BOE #	DEPT #	STATE AGENCY	CONTRACTOR	FUNDING SOURCE	AMOUNT	EXCEPTIONS FOR SOLICITATIONS AND/OR EMPLOYEES
73.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. LARRY HON	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32856		
74.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. MONICA PONCE	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32897		
75.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. PARIS BLANCO	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide initial, random, and complaint-driven inspections of dental offices and facilities.				
		Term of Contract:	07/01/2026 - 04/30/2028	Contract # 32870		
76.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. PETER NGUYEN	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32855		
77.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. SPENCER WIRIG	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32858		
78.	B007	LICENSING BOARDS AND COMMISSIONS - DENTAL EXAMINERS	DR. THOMAS MYATT	FEE: LICENSURE	$24,000	Exempt
	Contract Description:	This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.				
		Term of Contract:	07/01/2026 - 06/30/2028	Contract # 32894		

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32467**

Amendment Number: **1**

Legal Entity Name: FELDESMAN LLP

Agency Name: **GOVERNOR'S OFFICE**

Contractor Name: **FELDESMAN LLP**

Agency Code: **010**

Address: **1129 20th Street NW Ste 400**

Appropriation Unit: **1341-04**

Is budget authority available?: **Yes**

City/State/Zip **Washington, DC 20036**

If "No" please explain: Not Applicable

Contact/Phone: Bethany Spencer 202-466-8960

Vendor No.: T29049888

NV Business ID: NV20243249756

To what State Fiscal Year(s) will the contract be charged? **2026-2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **06/17/2026**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **06/30/2027**

Contract term: **1 year and 13 days**

4. Type of contract: **Contract**

Contract description: **legal counsel**

5. Purpose of contract:

This is the first amendment to the original contract which provides for Federal Grants Legal and Regulatory Technical Assistance related to federal grant administration requirements, including Uniform Guidance (2 CFR Part 200) and federal program-specific compliance matters. This amendment amends Attachment AA, the scope of work by adding training at Silver State Conference on September 2,2026 and increases the maximum amount from $25,000 to $61,850.00 due to continued need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$25,000.00	$25,000.00	$25,000.00	Yes - Info
2.	Amount of current amendment (#1):	$36,850.00	$36,850.00	$61,850.00	Yes - Info
3.	New maximum contract amount:	$61,850.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

The agreement will support OFA's ongoing efforts to strengthen statewide federal grants management, improve compliance posture, mitigate audit and financial risk, and provide strategic guidance on complex federal funding issues impacting Nevada agencies and subrecipients. Services may include legal consultation, compliance review, technical assistance, and support related to federal grant administration and oversight activities. The agreement establishes hourly billing rates for professional services and includes an initial advance payment structure to support work performed under the engagement.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The scope of work involves advanced legal and regulatory interpretation related to federal grant administration, including program-specific compliance requirements, risk mitigation strategies, audit considerations, and statewide federal funding oversight.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

   c. Why was this contractor chosen in preference to other?

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	dcarlso4	08/21/2026 15:51:08 PM
Division Approval	kpacheco	08/25/2026 17:18:28 PM
Department Approval	kpacheco	08/25/2026 17:18:30 PM
Contract Manager Approval	ssands	08/26/2026 11:51:15 AM

Budget Analyst Approval	tday2	09/01/2026 19:41:24 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32997**

Agency Name: **GOVERNOR'S OFFICE**

Agency Code: **010**

Appropriation Unit: **3952-26**

Is budget authority available?: **Yes**

If "No" please explain: Not Applicable

Legal Entity Name: APP-ORDER, LLC dba FLASH BIOMETRICS

Contractor Name: **APP-ORDER, LLC dba FLASH BIOMETRICS**

Address: **1094 E. SAHARA AVE**

City/State/Zip **LAS VEGAS, NV 89104**

Contact/Phone: Neil Lenhoff 323-868-6607

Vendor No.: T29052348

NV Business ID: NV20111284464

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**ATHLETIC COMMISSION GATE FEES**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **09/03/2026**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **08/31/2028**

Contract term: **1 year and 363 days**

4. Type of contract: **Contract**

Contract description: **Specialty Services**

5. Purpose of contract:

This is a new contract to provide ongoing service to maintain the online portal used by the Athletic Commission to administer the unarmed combat licensing program.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$47,300.00**

Payment for services will be made at the rate of $8.60 per license

II. JUSTIFICATION

7. What conditions require that this work be done?

NRS 467.100 requires all contestants, promoters, managers, seconds, trainers and ring officials to be licensed by the Commission. No person may participate, directly or indirectly, in any professional contest or exhibition of unarmed combat unless the person has first procured a license from the Commission.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The athletic commission has a vendor currentlly doing this work. However, the contract has expired and they have not been performing at a satisfactory level. A new vendor was selected after soliciting bids from various contractors.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

GL Solutions
InLumon
MCC Innovations
Flash Biometrics

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This vendor offered a better value than all others that were solicited.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	calizag1	09/01/2026 10:34:51 AM
Division Approval	kpacheco	09/02/2026 10:29:42 AM
Department Approval	kpacheco	09/02/2026 10:29:45 AM
Contract Manager Approval	ssands	09/02/2026 11:06:07 AM
Budget Analyst Approval	spowel3	09/03/2026 09:15:21 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32810**

		Legal Entity Name:	MALLORY F TRIPLETT
Agency Name:	**GOVERNOR'S OFFICE**	Contractor Name:	**MALLORY F TRIPLETT**
Agency Code:	**010**	Address:	**4518 RABNOR CIR**
Appropriation Unit:	**3952-04**		
Is budget authority available?:	**Yes**	City/State/Zip	**LAS VEGAS, NV 89115**
If "No" please explain:	Not Applicable	Contact/Phone:	Mallory Triplett 702-321-6506
		Vendor No.:	T29035834
		NV Business ID:	NV20243034255

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**90.00 %**	**ATHLETIC COMMISSION GATE FEES**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**10.00 %**	**TICKET SURCHARGE (AMATEUR PROGRAM)**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **09/09/2026**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **09/30/2030**

Contract term: **4 years and 22 days**

4. Type of contract: **Contract**

Contract description: **SPECIALTY SERVICES**

5. Purpose of contract:

This is a new contract to provide ongoing inspection services for sanctioned Nevada Athletic Commission events.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$40,000.00**

Payment for services will be made at the rate of $0.00 per Monthly

Other basis for payment: $150-$250 per event (based on event size/duration) and $75-$150 per weigh-in and per assignment of gym inspection; not to exceed $40,000 over contract term (including up to $1,000 maximum yearly for travel, not to exceed GSA rates).

II. JUSTIFICATION

7. What conditions require that this work be done?

NRS 467.050 allows the Commission to utilize and employ inspectors as independent contractors.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Weigh-ins and events occur during evening hours, weekends, and holidays. The Commission has only 8 full-time employees and would not be able to provide the staffing requirements needed for event coverage duties. The agency would accrue additional overtime trying to fulfill these obligations. Additionally, the inspectors provide oversight of both male and female locker rooms. We do not have the appropriate ratio of staff, or the number of staff required to cover these tasks. The use of Inspectors is an industry standard practice around the world.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Damir Mouzdybaev
Mallory Triplett
Steven Dancy

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This vendor has advanced knowledge of the rules and regulations of unarmed combat and has successfully completed previous Inspector Services contract terms. Performance was satisfactory.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

Yes

See the attached Authorization to Contract form for details.

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

NEVADA STATE ATHLETIC COMMISSION - JUNE 2023 - INSPECTOR SERVICES PERFORMED SATISFACTORILY.

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

Sole Proprietor

16. a. Is the Contractor Name the same as the legal Entity Name?

Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

Yes

18. Not Applicable

19. Agency Field Contract Monitor:

Alex Ybarra, Chief Inspector Ph: 702-903-0018
Matthew Valenzuela, Chief Assistant Ph: 702-486-2581

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	calizag1	08/04/2026 13:42:12 PM
Division Approval	kpacheco	08/04/2026 16:11:03 PM
Department Approval	kpacheco	08/04/2026 16:11:06 PM
Contract Manager Approval	ssands	08/10/2026 09:03:00 AM
Budget Analyst Approval	spowel3	09/09/2026 11:57:17 AM

Joe Lombardo
Governor

STATE OF NEVADA
ATHLETIC COMMISSION

Jeff Mullen
Executive Director

Chairman: Dallas Haun
Members: Alexander G. Chen, David Chesnoff, Anthony A. Marnell III, Richard Reviglio

MEMORANDUM

To: **State of Nevada Board of Examiners**

From: **Jeff Mullen, Executive Director**

Date: **July 14, 2026**

Subject: **Authorization to Contract with a Current Employee – Mallory Triplett**

SUMMARY

Pursuant to the Administrative Manual Section 0323, the Nevada State Athletic Commission (NSAC) requests the authority to contract with current state employee, Mallory Triplett.

BACKGROUND

It is not cost effective for the state to maintain full or part-time staff with sufficient knowledge to support the regulatory oversite and duties required during events. Additionally, the inspectors provide oversight of both male and female locker rooms. We do not have the appropriate ratio of staff, or the number of staff required to cover these tasks. Utilizing Independent Contractors allows us to assign the correct coverage required for male/female combatants, as well as utilizing specific skill sets for these individuals such as language skills. Combatants come from all over the world to compete in Nevada, the contracted Inspectors assist in ensuring that rules and regulations are understood by non-English speakers and their fight camps. Currently within our pool of Inspectors, we have individuals who assist with Mandarin, Spanish, Russian, Japanese, Tagalog, and Portuguese speaking combatants and camps.

The agency would accrue additional overtime trying to fulfill these obligations.

NRS 467.050 allows the Commission to utilize and employ inspectors as independent contractors.

This vendor has extensive knowledge of the rules and regulations of unarmed combat and has successfully completed previous Inspector Services contract terms with satisfactory performance. Due to the inherently dangerous nature of the sport, it is imperative that the entire NSAC team (including Inspectors), are well versed in the

regulations/statutes/rules and catastrophic injury protocol. Ms. Triplett has proven herself to be an asset in this area.

RECOMMENDATION

We respectfully request your consideration for approval for NSAC to engage Ms. Mallory Triplett as an Independent Contractor to provide Inspector Services at NSAC sanctioned weigh-ins and events, in all counties in the State of Nevada.

Jeff Mullen, Executive Director

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
Purchasing Division
515 East Musser Street, Suite 300 | Carson City, Nevada 89701
Phone: 775-684-0170 | Fax: 775-684-0188

Authorization to Contract with a Current Employee

Employee Information				
Employee Name:	Mallory Triplett			
Employee ID Number:	42325			
Job Title:	Lieutenant			
Current Employee Agency:	Department of Public Safety Nevada State Police Division of Parole and Probation			
Current Class and Grade:	**Class:**	13.204	**Grade:**	45
Employment Dates:	**From:**	03/03/2023	**To:**	Current
Requesting Agency:	Athletic Commission			
Vendor:	Mallory Triplett			

Please mark which of the following applies and complete Sections 'A' through 'M' below:	
X	Contract is with a current State employee (contractor) or a temporary employment agency providing a current employee.
	Contract is with an entity (contractor) other than a temporary employment agency that employs a current State employee who will be performing any or all of the contracted services.
A	**Summarize scope of contract work.**
	Scope of work includes supporting the Athletic Commission staff during unarmed combat sports weigh ins and events. High level summary of duties includes Pre-Inspection of Premises and Dressing Rooms; Gloves Review; Corner Inspectors; Dressing Rooms; Post-Fight Support; Other Duties as required.
B	**Document the employee's current job description.**
	DPS Lieutenant – (High Level Summary) responsible for the operations and administrative functions of an assigned work unit to include overseeing law enforcement activities, services and programs within an assigned division of DPS.
C	**Explain how this differs from current State duties.**
	Contractor role helps support the regulatory oversite of unarmed combat
D	**Explain why existing State employees within your agency cannot perform these duties.**

	Weigh-ins and events occur during evening hours, weekends, and holidays. The Commission has a very small staff and would not be able to meet the staffing requirements needed for event coverage duties. The agency would accrue additional overtime trying to fulfill these obligations. Additionally, the inspectors provide oversight of both male and female locker rooms. We do not have the appropriate ratio of staff, or the number of staff required to cover these tasks.
E	**Document if the individual overseeing or establishing the contract is related to the contractor. If so, explain the relationship and why this would not affect independence and why this would not violate NAC 284.750.**
	There is no relationship between any Athletic Commission staff member and the contractor/s, including the individuals who oversee, monitor, or establish the contract.
F	**List contractors' hourly rate and employee's hourly rate.**
	Contractors are paid per weigh-in or event. There is a sliding scale based on the size of the event. The average time at an event is 10 hours therefore the hourly range falls between $15.00 and $25.00 per hour. The state employee's hourly rate is $56.62.
G	**List the range of comparable State employee rates. This should include the job title, pay grade and hourly rate.**
	AG Criminal Investigator Grade 41 $40.07 – $57.53;Compliance/Enforcement Investigator 2 Grade 40 $38.34 - $57.53
H	**Justify contract rate if it exceeds the maximum employee/employer rate for a comparable State position by more than 10 percent (10%).**
	N/A
I	**Document justification for hiring contractor.**
	This vendor has knowledge of the rules and regulations or unarmed combat and has successfully completed previous Inspector services contract terms. Performance was satisfactory.
J	**Will the employee be collecting PERS at any time during the contract?**
	No
K	**What is the duration of the contract with the current employee? (Include start and end date)**
	Inspector contracts are for a four (4) year period. If approved, the contract period would be from 8/1/2026 through 7/31/2030.
L	**Will the current employee be working full time or part time? If part time, how many hours?**
	Less than part time. Assignments are based on contractor availability and at times assignments are considered by skill level, i.e. language skills as many of our combatants are international. This individual worked approximately 300 hours over the course of FY26, and we expect future fiscal year estimates to be similar
M	**Is the employee currently serving on any Boards or Commissions? If yes, identify which Board(s) or Commission(s).**
	No

Comments – Provide any additional comments:
NRS 467.050 allows the Commission to use and employ inspectors as independent contractors. Inspectors are an integral part of the Nevada State Athletic Commission team.

Approval for Authorization to Contract with a Current Employee:



Signature of Agency Head Authorizing Request — Date

Budget Analyst Signature — Date

Clerk of the Board of Examiners Signature — Date

Secondary Employment Disclosure

Employee Name:	Mallory Triplett
Employee ID number:	42325
Name of Secondary Employer: (If self employed, enter the business name)	Nevada State Athletic Commission
Address of Secondary Employer/Self Employment:	3300 W. Sahara Ave, Suite 450, Las Vegas, NV 89102
Secondary Employer Phone Number:	702-486-2575

Describe the nature of the work performed by the secondary employer or self employment business.	Enforce the rules and regulations of NAC 467 and the Nevada Rules of Unarmed Combat Sports during professional and amateur events.
Might this activity require or induce you to disclose controlled information obtained as part of your job or impair your independence or ethics?	No
List the specific duties, functions, and activities that you personally will perform for the secondary employer or in the self-employment business.	Oversee professional and amateur unarmed combatants and their coaches. Inspect the venue and equipment prior to the start of the event. Ensure combatants complete any drug testing required of them. Escort the combatant through the venue and into the ring.
Document your work schedule with the secondary/self employment; how many and what hours weekly; what your State work schedule is; how many and what hours you will work weekly. Will this conflict with your State work hours?	20 hours per week/days and work schedule vary. State work schedule is a 40 hour variable work schedule. This secondary employment will not conflict with my state work hours.
If applicable, list provider agreements, brief scope of services, and associated State agencies.	

Comments:

Employee statement

MT I certify that my outside employment does not present a conflict with my State employment. The employment may not be construed as an extension of my duties or responsibilities with the State. I will devote my full time, attention and effort to State employment during official duty hours and not to contractual obligations. If a potential conflict arises, I will notify my supervisor and agency head, within three business days. I agree to submit a new application for approval by July 1 of each year, or within 30 days of a change in outside employment status.

Employee's agency head shall check one of the following statements:

✓ I have reviewed the information provided on this form and determined that this secondary employment **DOES NOT** present a real or potential conflict of interest to the State of Nevada.

____ I have reviewed the information provided on this form and determined that this secondary employment **DOES** present a real or potential conflict of interest to the State of Nevada.

M. Triplett 7/14/26

Employee's Signature and Date

2002 7/14/2024

Agency Head's Signature and Date

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32946**

		Legal Entity Name:	Hawkins Law Office
Agency Name:	**ATTORNEY GENERAL'S OFFICE**	Contractor Name:	**Hawkins Law Office**
Agency Code:	**030**	Address:	**1645 Village Center Circle**
Appropriation Unit:	**1030-04**		**Suite 160**
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89134**
If "No" please explain:	Not Applicable	Contact/Phone:	Martin I. Melendrez 702-318-8800
		Vendor No.:	T29053761
		NV Business ID:	NV20081448688

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**STATUTORY CONTINGENCY**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/30/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **Yes**

If "Yes", please explain

On December 6, 2023, a lawsuit was commenced in the United States District Court, District of Nevada. General Counsel contracted with the McNutt Law Firm to represent the Client(CETS #29142). However, the McNutt Law Firm has withdrawn from the representation and a new law firm is needed to represent the Client through the conclusion of this case.

3. Termination Date: **03/31/2028**
   Contract term: **1 year and 245 days**

4. Type of contract: **Contract**
   Contract description: **Special Counsel**

5. Purpose of contract:

This is a new contract to provide special counsel services.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$86,000.00**

Other basis for payment: $150 - $350 per hour

II. JUSTIFICATION

7. What conditions require that this work be done?

The State of Nevada is involved in ongoing litigation that requires the services of outside counsel due to a conflict.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the expertise needed for this matter.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	rjon21	08/19/2026 08:34:30 AM
Division Approval	rjon21	08/19/2026 08:34:32 AM
Department Approval	jdekoekk	08/19/2026 08:36:12 AM
Contract Manager Approval	cthorso1	08/19/2026 09:21:16 AM
Budget Analyst Approval	kmccann	08/27/2026 15:22:12 PM

AARON D. FORD
Attorney General

CRAIG A. NEWBY
First Assistant Attorney General

CHRISTINE JONES BRADY
Second Assistant Attorney General

LESLIE NINO PIRO
General Counsel

HEIDI PARRY STERN
Solicitor General

STATE OF NEVADA
OFFICE OF THE ATTORNEY GENERAL
1 State of Nevada Way. Suite 100
Las Vegas, Nevada 89119

MEMORANDUM

To: Budd Milazzo, Executive Branch Budget Officer, Governor's Finance Office, Budget Division

From: Leslie Nino Piro, General Counsel, ext. 6-3077, LNinoPiro@ag.nv.gov; Sophia G. Long, Deputy General Counsel, ext. 6-3783, SLong@ag.nv.gov

Date: August 12, 2026

Subject: Support for Approval of Retro Contract and Waiver of Insurance Requirements

Patricia Brown v. State of Nevada, et al, ProLaw No. 11714-131

SAM 0114 B provides as follows,

When an agency submits a retroactive contract for inclusion on the action item agenda, support documentation submitted to GFO and provided to Board Members must include a memorandum explaining why the proposed contract should be approved retroactively. The memorandum must be on agency letterhead and approved by the agency head or designee.

This memorandum documents the Office of the Attorney General's ("OAG") support for submission of a retroaction contract. The purpose of the contract is to provide conflict counsel to State of Nevada, Department of Health and Human Services employee, Robin Brown ("Client").

On December 6, 2023, a lawsuit was commenced in the United States District Court, District of Nevada, *Brown v. State of Nevada ex. rel. Department of Health and Human Services, Case No. A-23-882971-C.* The case was assigned to deputy attorneys general ("DAGs") in the OAG's Complex Litigation division.

The conflict of interest in case no. A-23-882971-C arose unexpectedly during the normal course of the representation. The conflict was discovered at the earliest

possible opportunity since the lawsuit had just begun. General Counsel contracted with the McNutt Law Firm to represent the Client: CETS # 29142. However, the McNutt Law Firm has withdrawn from the representation and a new law firm is needed to represent the Client through the conclusion of this case. On June, 12, 2026, plaintiffs served the Client with the first set of discovery requests. As such, General Counsel has now arranged for Hawkins Melendrez, PC to take over the representation as "Special Counsel" for the Client under NRS 41.03435.

Based on the Special Counsel's disclosures and scope of work, the OAG has determined that Special Counsel will not use a private vehicle or a State vehicle to perform the contracted services. Therefore, the Risk Management Division's requirement of Automobile Liability Insurance does not apply, and the OAG is authorized to omit such requirement from the contract.

The Office of the Attorney General requests retroactive approval due to the immediate need for legal services to proceed with this case and meet required deadlines set by the court. Accordingly, pursuant to SAM 0114 B, the OAG requests ret-roactive approval of CETS #C32946 for Hawkins Melendrez to July 30, 2026.

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32940**

		Legal Entity Name:	Jay S Hirokawa
Agency Name:	**ATTORNEY GENERAL'S OFFICE**	Contractor Name:	**Jay S Hirokawa**
Agency Code:	**030**	Address:	**11532 Briarwood Lane**
Appropriation Unit:	**1348-15**		
Is budget authority available?:	**Yes**	City/State/Zip	**Parker, CO 80138**
If "No" please explain:	Not Applicable	Contact/Phone:	Jay S. Hirokawa 303-910-1825
		Vendor No.:	Pending
		NV Business ID:	NV20263630443

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**TORT CLAIMS FUNDS**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/10/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **Yes**

If "Yes", please explain

The federal and state court matters have been in discovery and the expert deadline has been extended multiple times to accommodate the State finding a law enforcement expert who can satisfy the SAM requirements that govern experts. As the expert deadline is set to expire on September 15, 2026 and the federal magistrate has already expressed frustration for the continuances, it is necessary for Mr. Hirokawa to begin providing services as of August 10, 2026.

3. Termination Date: **12/31/2027**
Contract term: **1 year and 143 days**

4. Type of contract: **Contract**
Contract description: **Expert Witness**

5. Purpose of contract:

This is a new contract to provide expert witness services.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$15,000.00**

Other basis for payment: $125 - $500 per hour

II. JUSTIFICATION

7. What conditions require that this work be done?

Expert will provide expert witness services, which may include consulting with Office of the Attorney General attorneys, preparing an expert report, and testifying at deposition and court proceedings.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the expertise needed for this type of matter.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Colorado Arapahoe County (but never by an agency of the State of Nevada)

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Sole Proprietor

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	rjon21	08/19/2026 08:31:27 AM
Division Approval	rjon21	08/19/2026 08:31:29 AM
Department Approval	jdekoekk	08/19/2026 08:34:53 AM
Contract Manager Approval	cthorso1	08/19/2026 09:27:59 AM
Budget Analyst Approval	kmccann	08/27/2026 13:33:48 PM

STATE OF NEVADA
OFFICE OF THE ATTORNEY GENERAL
1 State of Nevada Way. Suite 100
Las Vegas, Nevada 89119

MEMORANDUM

To: Budd Milazzo, Executive Branch Budget Officer,
Governor's Finance Office, Budget Division

From: Leslie Nino Piro, General Counsel, ext. 6-3077, LNinoPiro@ag.nv.gov;
Jeffrey W. Chronister, Deputy General Counsel, JChronister@ag.nv.gov

Date: August 10, 2026

Subject: Support for Waiver of Insurance Requirements

Estrada v. State of Nevada et al, ProLaw No. 11866-699

SAM 0114 B provides as follows,

When an agency submits a retroactive contract for inclusion on the action item agenda, support documentation submitted to GFO and provided to Board Members must include a memorandum explaining why the proposed contract should be approved retroactively. The memorandum must be on agency letterhead and approved by the agency head or designee.

The purpose of the contract is to provide expert witness services to the Office of the Attorney General's ("OAG") in support of litigation defending the State officers and/or employees.

I. Retroactivity Justification

The federal and state court matters have been in discovery and, to wit, parties have extended the expert deadline multiple times to accommodate the State finding a law enforcement expert who can satisfy the SAM requirements that govern experts. As the expert deadline is set to expire on September 15, 2026 and the federal magistrate has already expressed frustration for the continuances, it is necessary for Mr. Hirokawa to begin providing services as of August 10, 2026.

II. Waiver of Risk Management's Insurance Requirements

Pursuant to the OAG's standard process for retaining expert witnesses, the OAG requested certain business and insurance information from the Expert to draft the contract terms.

Professional Liability Insurance - In Nevada, an expert cannot be sued for their expert opinion. *Harrison v. Roitman*, 131 Nev. 915, 923, 362 P.3d 1138, 1143–44 (2015) (ruling "the path to truth is best paved by immunizing expert witnesses, court-appointed or party-retained, from tort liability"). As a result, an expert may only be sued for misrepresentation of their credentials. Given the expansive scope of immunity afforded to expert witnesses and that the Expert has professional liability insurance in the amount of $1,000,000 per claim and a $1,000,000 aggregate limit, the OAG has elected to waive the Risk Management Division's requirement of Professional Liability insurance in the aggregate for $2,000,000.

General Liability Insurance - Based on the Expert's disclosures and scope of work, the OAG has determined that the contracted work will be performed from the Expert's home office and *de minimis* or no work will be performed on State property. Under these circumstances, the Risk Management Division's requirement of General Liability Insurance does not apply and the OAG is authorized to waive this requirement based on the email exchange dated January 29, 2024, between OAG General Counsel Leslie Nino Piro and Maureen Martinez, Insurance and Loss Prevention Specialist of the Risk Management Division.

Automobile Insurance - Based on the Expert's disclosures and scope of work, the OAG has determined that the Expert will not use their private vehicle or a State vehicle to perform the contracted services. Therefore, the Risk Management Division's requirement for Automobile Liability Insurance does not apply and the OAG is authorized to omit such requirement from the contract.

Workers' Compensation and Employer's Liability – The Expert does not have employees. Based on the Expert's disclosures and Affidavit of Rejection of Industrial Insurance Coverage (dated August 4, 2026), the Expert has supported the statutory exemption from workers compensation insurance coverage. In accordance with NRS 616B.627 and NRS 617.210, the Risk Management Division's requirement of workers compensation insurance coverage does not apply, and the OAG is authorized to omit

such requirement from the contract. A copy of the Expert's Affidavit is attached to this memo.

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **31954**

Amendment Number: **1**

Legal Entity Name: Sullivan Water Resources LLC

Agency Name: **ATTORNEY GENERAL'S OFFICE**

Contractor Name: **Sullivan Water Resources LLC**

Agency Code: **030**

Address: **890 West Robinson Street**

Appropriation Unit: **1348-15**

Is budget authority available?: **Yes**

City/State/Zip **Carson City, NV 89703**

If "No" please explain: Not Applicable

Contact/Phone: Adam Sullivan 775-848-0073

Vendor No.: T29052171

NV Business ID: NV20263526846

To what State Fiscal Year(s) will the contract be charged? **2026-2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Tort Claims**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **01/14/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **06/30/2027**

Contract term: **1 year and 166 days**

4. Type of contract: **Contract**

Contract description: **Expert Witness**

5. Purpose of contract:

This is the first amendment to the original contract which provides ongoing expert witness services. This amendment increases the maximum amount from $35,000 to $50,000 due to the continued need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$35,000.00	$35,000.00	$35,000.00	Yes - Info
2.	Amount of current amendment (#1):	$15,000.00	$15,000.00	$50,000.00	Yes - Info
3.	New maximum contract amount:	$50,000.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

Provide expert witness services for Litigation.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Current State staff do not have the expertise.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	rjon21	08/10/2026 18:09:30 PM
Division Approval	rjon21	08/10/2026 18:09:34 PM
Department Approval	jdekoekk	08/11/2026 06:29:21 AM
Contract Manager Approval	hbake2	08/11/2026 08:52:02 AM
Budget Analyst Approval	kmccann	09/07/2026 14:51:37 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32839**

		Legal Entity Name:	Willis Towers Watson US LLC
Agency Name:	**ATTORNEY GENERAL'S OFFICE**	Contractor Name:	**Willis Towers Watson US LLC**
Agency Code:	**030**	Address:	**600 University St Ste 3100**
Appropriation Unit:	**1348-15**		
Is budget authority available?:	**Yes**	City/State/Zip	**Seattle , WA 98101**
If "No" please explain:	Not Applicable	Contact/Phone:	Phillip Cooper 615-419-6456
		Vendor No.:	T27043345
		NV Business ID:	NV20011359186

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Tort Insurance Premiums**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/27/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2030**
   Contract term: **3 years and 308 days**

4. Type of contract: **Contract**
   Contract description: **Actuarial Services**

5. Purpose of contract:

This is a new contract to provide ongoing biennial, actuarial services for tort claims to determine tort insurance premiums.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$20,000.00**

Other basis for payment: As invoiced by the Contractor and approved by the State

II. JUSTIFICATION

7. What conditions require that this work be done?

An actuarial report is used to determine cost estimates in future fiscal years and is needed to set Tort Claim Assessment rates for the next biennium.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the expertise needed to complete these reports.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

info@athenaactuarial.com - no response
Joe.Wenc@ActuarialAdvisors.com - no response
Willis Towers Watson US LLC
aplusactuarial@yahoo.com - no response

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This was the one vendor who responded to the solicitation request and the vendor can provide all services needed.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Office of Attorney General contracts. Services provided have been satisfactory.
    C30003 11/17/2024 - 12/31/2024

    Vendor also noted they have been under contract to perform Actuarial analyses for the State of Nevada since July 18, 2017.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	rjon21	08/17/2026 08:11:43 AM
Division Approval	rjon21	08/17/2026 08:11:47 AM
Department Approval	jdekoekk	08/17/2026 09:50:27 AM
Contract Manager Approval	cthorso1	08/17/2026 09:58:36 AM
Budget Analyst Approval	kmccann	08/27/2026 15:18:57 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32945**

		Legal Entity Name:	CLARK COUNTY SCHOOL DISTRICT
Agency Name:	**SECRETARY OF STATE'S OFFICE**	Contractor Name:	**CLARK COUNTY SCHOOL DISTRICT**
Agency Code:	**040**	Address:	**3050 E FLAMINGO RD**
Appropriation Unit:	**1050-41**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89121**
If "No" please explain:	Not Applicable	Contact/Phone:	Natalie Cullen 7027991010
		Vendor No.:	T40231800
		NV Business ID:	NV19721001277

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/20/2026**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **314 days**

4. Type of contract: **Interlocal Agreement**
   Contract description: **Broadcasting Service**

5. Purpose of contract:

   This is a new interlocal agreement between Vegas PBS and the Secretary of State's office to create engaging content for voter education.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$84,000.00**
   Other basis for payment: As invoiced by the vendor and approved by the state

II. JUSTIFICATION

7. What conditions require that this work be done?

   The Secretary of State's office is in collaboration with Vegas PBS to create videos to cover voting processes, elections types, and candidate offices. The videos will be distributed across multiple platforms with the intent to support the education of elections.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Employees of the state of Nevada do not have the expertise nor the platform to create video content.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? No
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   Not Applicable

   b. Soliciation Waiver: **Not Applicable**
   c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Contractor has done work for the state and it has been satisfactory.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:
    Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adale	08/18/2026 16:01:05 PM
Division Approval	adale	08/18/2026 16:01:09 PM
Department Approval	adale	08/18/2026 16:01:12 PM
Contract Manager Approval	anorthro	08/18/2026 16:01:33 PM
Budget Analyst Approval	mranki1	08/20/2026 15:31:23 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **27375**

Amendment Number: **2**

Legal Entity Name: ALPINE LOCK, INC.

Agency Name: **ADMIN - STATE PUBLIC WORKS DIVISION**

Contractor Name: **ALPINE LOCK, INC.**

Agency Code: **082**

Address: **3267 RESEARCH WAY STE 211**

Appropriation Unit: **1349-12**

Is budget authority available?: **Yes**

City/State/Zip **CARSON CITY, NV 89706**

If "No" please explain: Not Applicable

Contact/Phone: JOAN MCCLUNG 775/885-0719

Vendor No.: T29007465

NV Business ID: NV20051575879

To what State Fiscal Year(s) will the contract be charged? **2023-2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Buildings and Grounds Rental Income**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **04/17/2023**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **03/16/2027**

Contract term: **3 years and 334 days**

4. Type of contract: **Contract**

Contract description: **Locksmith**

5. Purpose of contract:

This is the second amendment to the original contract which provides ongoing lock repair and maintenance services. This amendment increases the maximum amount from $20,000 to $32,000 due to the increased need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$8,000.00	$8,000.00	$8,000.00	No
	a. Amendment 1:	$12,000.00	$20,000.00	$20,000.00	Yes - Info
2.	Amount of current amendment (#2):	$12,000.00	$12,000.00	$32,000.00	Yes - Info
3.	New maximum contract amount:	$32,000.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

Ongoing services needed for re-keying, duplicating keys for various state-owned buildings in Northern Nevada.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Buildings and Grounds does not have the tools, materials, or manpower needed to facilitate this need.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This is one of many locksmiths and per SAM 0338.0 each vendor will be contacted to submit bids on upcoming projects.

d. Last bid date: 03/15/2023 Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

No

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Contractor was previously contracted by Buildings and Grounds from 3/26/2018 to 2/28/2022, contractor performance was good.

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

Yes

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	tbeaureg	08/11/2026 10:45:26 AM
Division Approval	kpacheco	08/11/2026 11:22:41 AM
Department Approval	kpacheco	08/11/2026 11:22:47 AM
Contract Manager Approval	ssands	08/27/2026 08:27:16 AM
Budget Analyst Approval	bmacke1	08/27/2026 08:35:15 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32835**

		Legal Entity Name:	ARCHWAY VENTURES INC
Agency Name:	**ADMIN - STATE PUBLIC WORKS DIVISION**	Contractor Name:	**ARCHWAY VENTURES INC**
Agency Code:	**082**	Address:	**1460 INDUSTRIAL WAY**
Appropriation Unit:	**1349-12**		
Is budget authority available?:	**Yes**	City/State/Zip	**GARDNERVILLE, NV 89410**
If "No" please explain:	Not Applicable	Contact/Phone:	775-901-3279
		Vendor No.:	T32017173
		NV Business ID:	NV20243199340

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Buildings and Grounds Rental Income**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/11/2026**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **08/01/2027**

Contract term: **355 days**

4. Type of contract: **Contract**

Contract description: **Tree removal**

5. Purpose of contract:

This is a new contract to provide tree removal and pruning services in Blasdel parking lot located in Carson City.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$20,723.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

Removal of 2 existing elm trees due to death of trees. Pruning and crown clean of other trees with removing dead wood and broken branches. This is a life and safety issue. Other trees to be cleaned up for health of trees and aesthetics.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Buildings and Grounds does not have the man power needed to supply this need.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	tbeaureg	07/30/2026 16:47:37 PM
Division Approval	kpacheco	08/04/2026 16:07:32 PM
Department Approval	kpacheco	08/04/2026 16:07:40 PM
Contract Manager Approval	ssands	08/05/2026 08:40:18 AM
Budget Analyst Approval	bmacke1	08/11/2026 17:58:27 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32919**

		Legal Entity Name:	COMMERCIAL HOOD SOLUTIONS
Agency Name:	**ADMIN - STATE PUBLIC WORKS DIVISION**	Contractor Name:	**COMMERCIAL HOOD SOLUTIONS**
Agency Code:	**082**	Address:	**940 MATLEY LN STE 17**
Appropriation Unit:	**1349-12**		
Is budget authority available?:	**Yes**	City/State/Zip	**RENO, NV 89502**
If "No" please explain:	Not Applicable	Contact/Phone:	775-355-9915
		Vendor No.:	T27044137
		NV Business ID:	NV19961093956

To what State Fiscal Year(s) will the contract be charged? **2027-2031**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Buildings and Grounds Rental Income**

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/27/2026**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **09/01/2030**
   Contract term: **4 years and 6 days**

4. Type of contract: **Contract**
   Contract description: **Gov Mansion hood**

5. Purpose of contract:

   This is a new ongoing contract to provide inspections and cleaning services on the Mansion's commercial kitchen cooking and exhaust system.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$13,620.00**
   Other basis for payment: FY27-$1,300; FY28-$2,800; FY29-$3,000; FY30-$3,120: & FY31-$3,400:

II. JUSTIFICATION

7. What conditions require that this work be done?

   This is a request to clean and service the kitchen hood at Governor's Mansion, Nevada Room on a quarterly basis.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Buildings and Grounds does not have the manpower or the equipment to complete this project.

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   Hector's Hood & Duccs
   Battleborn Vents
   Commercial Hood Solutions

   b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

best quote

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	tbeaureg	08/13/2026 08:29:05 AM
Division Approval	kpacheco	08/13/2026 12:06:02 PM
Department Approval	kpacheco	08/13/2026 12:06:04 PM
Contract Manager Approval	ssands	08/24/2026 07:09:46 AM
Budget Analyst Approval	bmacke1	08/27/2026 08:35:23 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **26836**

Amendment Number: **1**

Legal Entity Name: ENTERPRISE JANITORIAL INC.

Agency Name: **ADMIN - STATE PUBLIC WORKS DIVISION**

Contractor Name: **ENTERPRISE JANITORIAL INC.**

Agency Code: **082**

Address: **PO BOX 19913**

Appropriation Unit: **1349-12**

Is budget authority available?: **Yes**

City/State/Zip **RENO, NV 89511-2559**

If "No" please explain: Not Applicable

Contact/Phone: Ana Arroyo 775/691-2939

Vendor No.: T32003728A

NV Business ID: NV20141642364

To what State Fiscal Year(s) will the contract be charged? **2023-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Buildings and Grounds Rental Income**

Agency Reference #: 08DOA-S2140 JS

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **12/01/2022**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **11/30/2026**

Contract term: **4 years and 242 days**

4. Type of contract: **Contract**

Contract description: **Janitorial Services**

5. Purpose of contract:

This is the first amendment to the original contract which provides janitorial services for the Nevada State Library and Archives located in Carson City. This amendment extends the termination date from December 1, 2026 to July 31, 2027 and increases the maximum amount from $418,204.88 to $496,331.33 to allow services to continue while a solicitation is completed.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$418,204.88	$418,204.88	$418,204.88	Yes - Action
2.	Amount of current amendment (#1):	$78,126.45	$78,126.45	$78,126.45	Yes - Info
3.	New maximum contract amount:	$496,331.33			
	and/or the termination date of the original contract has changed to:	07/31/2027			

II. JUSTIFICATION

7. What conditions require that this work be done?

These ongoing services are needed to provide a sanitary, healthy and clean environment.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Buildings and Grounds does not have the manpower to facilitate the needs of another property to ensure a clean, healthy, sanitized environment for the occupants.

9. Were quotes or proposals solicited? Yes

   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

This vendor will provide the services required at best cost.

   d. Last bid date: 09/13/2022 Anticipated re-bid date: 09/01/2026

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

The vendor has been contracted by the state since 2001. Satisfactory service.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	tbeaureg	06/15/2026 14:40:17 PM
Division Approval	kpacheco	06/16/2026 07:32:08 AM
Department Approval	kpacheco	06/16/2026 07:32:11 AM

Contract Manager Approval	ssands	08/26/2026 11:35:32 AM
Budget Analyst Approval	bmacke1	08/27/2026 08:04:56 AM

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION

515 East Musser Street, Suite 300 | Carson City, Nevada 89701
Phone: 775-684-0170 | Fax: 775-684-0188

Purchasing Use Only:	
Approval #:	737 @

CONTRACT EXTENSION JUSTIFICATION AND REQUEST FORM

ALL FIELDS ARE REQUIRED - INCOMPLETE REQUESTS WILL BE RETURNED TO THE AGENCY

1	**Agency Contact Information: Note: Approved copy will be sent to only to the contact(s) listed below:**		
	ENTER YOUR STATE AGENCY NAME:	***SPWD Buildings and Grounds***	
	Contact Name and Title	***Phone Number***	***Email Address***
	Cheryl Warren, Custodial Manager	***775-684-1809***	***cwarren@admin.nv.gov***
	Sue Sands, Program Officer II	***775-531-3173***	***sasands@admin.nv.gov***
	Stephanie Kerry, MAIV	***775-684-4135***	***skerry@admin.nv.gov***

2	**Contractor Information:**	
	Contractor Name:	***Enterprise Janitorial Inc***
	Contact Name:	***Ana Arroyo***
	Complete Address: City, State and Zip Code	***PO Box 19913, Reno, NV 89511***
	Phone Number:	***775-691-2939***
	Email Address:	***ana@enterprisejanitorial.com***

3	**List *all previous* Contract Information for which the agency has contracted with this vendor (contract history):**				
	Solicitation Type, if applicable:	***RFP***		#:	***08DOA-S2140***
	Enter CETS Number:	***#26836***			
	Contract Amount:	***$418,204.88***			
	Contract Term:	Start Date:	***12/1/2022***	End Date:	***11/30/2026***

Purchasing Use Only:	
Approval #:	737

4	**Current Contract Information:**				
	Solicitation Type, if applicable:	*Extension adding time and funds*		#:	
	Enter CETS Number:	*#26836*			
	Initial Contract Amount:	*$418,204.88*			
	Contract Term:	Start Date:	*12/1/2022*	End Date:	*11/30/2026*

5	**Amendment Information – List *all previously* approved amendments:**			
	Amd #:	*Brief Synopsis of What Amendment Accomplished:*	*Dollar Change in Contract Amount*	*Change in End Date*

6	***Proposed* Amendment Information:**			
	Amd #:	*Brief Synopsis of What the Requested Amendment will Accomplish*	*Dollar Change in Contract Amount*	*Change in End Date*
	1	*Extend expiration date and increase contract authority*	*$78,126.45*	*7/31/2027*

7	**What is the justification to extend the contract term beyond the State's four (4) year re-solicitation policy (SAM 0305)?**
	The justification to extend CETS 26836, Enterprise Janitorial, is to continue janitorial services for seven months, 12/1/2026 to 7/31/2027 for the Nevada State Library and Archives (NSLA) Building in Carson City, adding funds of $78,126.465 while the new RFP solicitation is being completed. This would ensure no lapse in services. This will give Buildings and Grounds the opportunity to consolidate numerous janitorial contracts into one. The total amended contract would be $496,331.33.

8	**What are the potential consequences to the State if the contract extension request is denied?**
	If this request is denied, there would be no janitorial services for the Nevada State Library and Archives building. Buildings and Grounds does not have the manpower to facilitate this service

Purchasing Use Only:	
Approval #:	7370

By signing below, I know and understand the proposed contract extension exceeds the State's policy pursuant to SAM Section 0305 that contracts be solicited at least every four (4) years and attest that all statements are true and correct. Signatures are required from the agency representatives indicated below. *The same individual cannot provide approval signatures in both sections.*

Cheryl Warren
Cheryl Warren (Jun 1, 2026 12:05:50 PDT)

Signature of Agency Representative Initiating Request

Cheryl Warren — Print Name of Agency Representative Initiating Request

6/1/2026 — Date

Signature of Agency Head Authorizing Request

Wil Lewis — Print Name of Agency Head Authorizing Request

06/01/2026 — Date

Please consider this memo as my support of your request to extend the identified contract beyond the current State policy period. This exemption is granted pursuant to NRS 333.135(5), SAM 0305 and SAM 0310 and may be rescinded in the event reliable information becomes available upon which the Purchasing Administrator determines the decision was based on incorrect or inaccurate facts. Pursuant to NRS 333.700(7), contracts for services do not become effective without the prior approval of the State Board of Examiners (BOE).

Reminder: If this box is checked, the agency must include the Technology Investment Evaluation (TIE) approval or approval update as an attachment in CETS.	

This approval does not exempt an agency from any other contracting process.

Signed:

Administrator, Purchasing Division or Designee — 6.2.2026 — Date

$ 7,736.19	Monthly-7 Months	$ 54,153.33
$ 1,600.00	1-Time Windows	$ 1,600.00
$ 8,697.92	1-Time Carpet	$ 8,697.92
$ 6,221.60	2-Times S/W	$ 12,443.20
$ 1,232.00	1-Time-Blinds	$ 1,232.00
	Total Amend Requested	$ 78,126.45
	Current Contract	$ 418,204.88
	Total Contract w/Amend	$ 496,331.33

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **31611**

Amendment Number: **1**

Legal Entity Name: KNIT

Agency Name: **ADMIN - STATE PUBLIC WORKS DIVISION**

Contractor Name: **KNIT**

Agency Code: **082**

Address: **7250 PEAK DR., STE. 216**

Appropriation Unit: **1567-32**

Is budget authority available?: **Yes**

City/State/Zip **LAS VEGAS, NV 89128-9029**

If "No" please explain: Not Applicable

Contact/Phone: 702-363-2222

Vendor No.: T29033716

NV Business ID: NV19851015692

To what State Fiscal Year(s) will the contract be charged? **2026-2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %		Fees	0.00 %
X	Federal Funds	**64.00 %**	**X**	Bonds	**36.00 %**
	Highway Funds	0.00 %		Other funding	0.00 %

Agency Reference #: 118416

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **02/10/2026**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **06/30/2027**

Contract term: **1 year and 139 days**

4. Type of contract: **Contract**

Contract description: **Arch / Eng**

5. Purpose of contract:

This is the first amendment to the original contract which provides professional architectural/engineering services for the Remodel and Addition (Southern Nevada State Veterans Home) CIP Project: CIP Project No. 23-C06; SPWD Contract No. 118416. This amendment increases the maximum amount from $2,001,300 to $2,023,800 due to additional design services to update kitchen background drawings for (4) identical building wings, fully reconfiguring the layouts to reflect the revised design intent, and develop kitchen equipment design layouts for (4) new food service areas within the Town Hall.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$2,001,300.00	$2,001,300.00	$2,001,300.00	Yes - Action
2.	Amount of current amendment (#1):	$22,500.00	$22,500.00	$22,500.00	Yes - Info
3.	New maximum contract amount:	$2,023,800.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

2025 Legislative approved CIP Projects.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

   c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	lmoor9	08/13/2026 16:41:53 PM
Division Approval	lmoor9	08/13/2026 16:41:56 PM
Department Approval	lmoor9	08/13/2026 16:41:59 PM
Contract Manager Approval	lwildes	08/18/2026 13:17:34 PM
Budget Analyst Approval	tday2	09/09/2026 09:13:19 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **31102**

Amendment Number: **2**

Legal Entity Name: AINSWORTH ASSOCIATES MECHANICAL ENGINEERS

Agency Name: **ADMIN - STATE PUBLIC WORKS DIVISION**

Contractor Name: **AINSWORTH ASSOCIATES MECHANICAL ENGINEERS**

Agency Code: **082**

Address: **1420 HOLCOMB AVE., STE. 201**

Appropriation Unit: **1585-13**

Is budget authority available?: **Yes**

City/State/Zip **RENO, NV 89502-8003**

If "No" please explain: Not Applicable

Contact/Phone: 775-329-9100

Vendor No.: T27012245A

NV Business ID: NV20201704362

To what State Fiscal Year(s) will the contract be charged? **2026-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %		Fees	0.00 %
X	Federal Funds	**48.00 %**	**X**	Bonds	**52.00 %**
	Highway Funds	0.00 %		Other funding	0.00 %

Agency Reference #: 118213

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **11/12/2025**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **06/30/2029**

Contract term: **3 years and 230 days**

4. Type of contract: **Contract**

Contract description: **Arch / Eng**

5. Purpose of contract:

This is the second amendment to the original contract which provides professional architectural/engineering services for the Nevada National Guard Statewide Fire and Life Safety Program at the Army Aviation Support Facility CIP Project: CIP Project No. 25-S03g-3: SPWD Contract No. 118213. This amendment increases the maximum amount from $167,000.00 to $186,319.98 due to City of Reno permit fees.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$149,500.00	$149,500.00	$149,500.00	Yes - Action
	a. Amendment 1:	$17,500.00	$17,500.00	$17,500.00	Yes - Info
2.	Amount of current amendment (#2):	$19,319.98	$19,319.98	$36,819.98	Yes - Info
3.	New maximum contract amount:	$186,319.98			

II. JUSTIFICATION

7. What conditions require that this work be done?

2025 Legislative approved CIP Project.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

   c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	nmann	08/04/2026 18:16:14 PM
Division Approval	nmann	08/04/2026 18:16:17 PM
Department Approval	nmann	08/04/2026 18:16:21 PM
Contract Manager Approval	lwildes	08/05/2026 07:59:21 AM
Budget Analyst Approval	lramire7	08/14/2026 11:10:06 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32794**

		Legal Entity Name:	PAUL CAVIN ARCHITECT LLC
Agency Name:	**ADMIN - STATE PUBLIC WORKS DIVISION**	Contractor Name:	**PAUL CAVIN ARCHITECT LLC**
Agency Code:	**082**	Address:	**575 DOUBLE EAGLE CT.**
Appropriation Unit:	**1585-76**		**STE. 220**
Is budget authority available?:	**Yes**	City/State/Zip	**RENO, NV 89521**
If "No" please explain:	Not Applicable	Contact/Phone:	775-842-0261
		Vendor No.:	T29033842
		NV Business ID:	NV20131182382

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 119080

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **09/09/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **294 days**

4. Type of contract: **Contract**
   Contract description: **Arch / Eng**

5. Purpose of contract:

   This is a new contract to provide professional architectural/engineering services for the Statewide ADA Program and Site Upgrades at the Nevada Historical Society CIP Project, to include design and drawings with 100% construction documents stamped and signed for plan review and permitting, drawings with project manual and specifications, re-bid options, and provide construction administration for the project. CIP Project No. 23-S02-(2a); SPWD Contract No. 119080.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$31,000.00**
   Other basis for payment: Monthly progress payments based on services provided.

II. JUSTIFICATION

7. What conditions require that this work be done?

   2023 Legislative approved CIP Projects.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIP&#65533;s.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

    Mike Rife, Project Manager Ph: 775-684-4141

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	lmoor9	08/20/2026 16:11:04 PM
Division Approval	lmoor9	08/20/2026 16:11:06 PM
Department Approval	lmoor9	08/20/2026 16:11:10 PM
Contract Manager Approval	lwildes	08/21/2026 07:38:33 AM
Budget Analyst Approval	tday2	09/09/2026 07:29:37 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32916**

		Legal Entity Name:	PAUL CAVIN ARCHITECT LLC
Agency Name:	**ADMIN - STATE PUBLIC WORKS DIVISION**	Contractor Name:	**PAUL CAVIN ARCHITECT LLC**
Agency Code:	**082**	Address:	**1575 DELUCCHI LN., STE. 120**
Appropriation Unit:	**1585-73**		
Is budget authority available?:	**Yes**	City/State/Zip	**RENO, NV 89502**
If "No" please explain:	Not Applicable	Contact/Phone:	775-842-0261
		Vendor No.:	T29033842
		NV Business ID:	NV20131182382

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 119048

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/17/2026**
   Anticipated BOE meeting date 09/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/30/2029**
   Contract term: **2 years and 318 days**

4. Type of contract: **Contract**
   Contract description: **Arch / Eng**

5. Purpose of contract:

   This is a new contract to provide professional architectural/engineering services for the Statewide Roofing Replacement CIP Project. Project to include schematic design and design development phase, 100% construction documents, construction administration and bidding services for the design and construction of a new single ply membrane roofing system at three northern Nevada locations: Lahontan State Park (LSP) in Fallon, Nevada; Medical Board of Examiners (MBOE) in Reno; and the Attorney Generals Building in Carson City. CIP Project No. 23-S01-13p; SPWD Contract No. 119048.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$26,500.00**

   Other basis for payment: Monthly progress payments based on services provided.

II. JUSTIFICATION

7. What conditions require that this work be done?

   2023 Legislative approved CIP Projects.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

    Andy Lutz, Project Manager Ph: 775-684-4141

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	lmoor9	08/13/2026 15:39:34 PM
Division Approval	lmoor9	08/13/2026 15:39:37 PM
Department Approval	lmoor9	08/13/2026 15:39:40 PM
Contract Manager Approval	lwildes	08/14/2026 07:54:00 AM
Budget Analyst Approval	lramire7	08/17/2026 11:51:14 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **31203**

Amendment Number: **2**

Legal Entity Name: BLAKELY JOHNSON & GHUSN, INC. DBA BJG ARCHITECTURE & ENGINEERING

Agency Name: **ADMIN - STATE PUBLIC WORKS DIVISION**

Contractor Name: **BLAKELY JOHNSON & GHUSN, INC. DBA BJG ARCHITECTURE & ENGINEERING**

Agency Code: **082**

Address: **675 W. MOANA LN. STE. 107**

Appropriation Unit: **1593-34**

Is budget authority available?: **Yes**

City/State/Zip **RENO, NV 89509**

If "No" please explain: Not Applicable

Contact/Phone: 775-827-1010

Vendor No.: T27040813A

NV Business ID: NV19921042277

To what State Fiscal Year(s) will the contract be charged? **2026-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %
Federal Funds	0.00 %	**X**	Bonds	**100.00 %**
Highway Funds	0.00 %		Other funding	0.00 %

Agency Reference #: 118212

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **12/09/2025**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **06/30/2029**

Contract term: **3 years and 203 days**

4. Type of contract: **Contract**

Contract description: **Arch / Eng**

5. Purpose of contract:

This is the second amendment to the original contract which provides professional architectural/engineering services for the Central Services and Records Division Renovation (Department of Motor Vehicles, Carson City) and the East Wing Elevator Modernization (Department of Motor Vehicles, Carson City) CIP Projects: CIP Project Nos. 25-C17 and 25-S07h; SPWD Contract No. 118212. This amendment increases the maximum amount from $259,047.00 to $270,817.00 due to the additional services to perform a sewer camera survey to verify existing condition of the sewer line affected by the remodel.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$230,500.00	$230,500.00	$230,500.00	Yes - Action
	a. Amendment 1:	$28,547.00	$28,547.00	$28,547.00	Yes - Info
2.	Amount of current amendment (#2):	$11,770.00	$11,770.00	$40,317.00	Yes - Info
3.	New maximum contract amount:	$270,817.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

2025 Legislative approved CIP Projects.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

No

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

Yes

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	kimberly	09/02/2026 17:03:06 PM
Division Approval	kimberly	09/02/2026 17:03:09 PM

Department Approval	kimberly	09/02/2026 17:03:12 PM
Contract Manager Approval	lwildes	09/03/2026 07:44:51 AM
Budget Analyst Approval	tday2	09/08/2026 19:12:22 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32805**

		Legal Entity Name:	PAUL CAVIN ARCHITECT LLC
Agency Name:	**ADMIN - STATE PUBLIC WORKS DIVISION**	Contractor Name:	**PAUL CAVIN ARCHITECT LLC**
Agency Code:	**082**	Address:	**575 DOUBLE EAGLE CT. STE 220**
Appropriation Unit:	**1594-44**		
Is budget authority available?:	**Yes**	City/State/Zip	**RENO, NV 89521**
If "No" please explain:	Not Applicable	Contact/Phone:	775-842-0261
		Vendor No.:	T29033842
		NV Business ID:	NV20131182382

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %
Federal Funds	0.00 %	**X**	Bonds	**100.00 %**
Highway Funds	0.00 %		Other funding	0.00 %

Agency Reference #: 119008

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/14/2026**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2029**

Contract term: **2 years and 321 days**

4. Type of contract: **Contract**

Contract description: **Arch / Eng**

5. Purpose of contract:

This is a new contract to provide professional architectural/engineering services for the State Office Building Purchase and Tenant Improvements, CIP Project, to include schematic design, design development and 100% construction documents for the exterior, interior and parking lot improvements and upgrades for the 79,248 square foot State owned office building CIP Project: CIP Project No. 25-C27; SPWD Contract No. 119008.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$89,800.00**

Other basis for payment: Monthly progress payments based on services provided.

II. JUSTIFICATION

7. What conditions require that this work be done?

2025 Legislative approved CIP Projects.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

    Rebecca West, Project Manager Ph: 775-684-4141

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	lmoor9	08/11/2026 10:38:11 AM
Division Approval	lmoor9	08/11/2026 10:38:30 AM
Department Approval	lmoor9	08/11/2026 10:38:34 AM
Contract Manager Approval	lwildes	08/11/2026 11:54:48 AM
Budget Analyst Approval	lramire7	08/14/2026 11:48:33 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **31732**

Amendment Number: **1**

Legal Entity Name: ETCHEMENDY ENGINEERING INC. P.C.

Agency Name: **ADMIN - STATE PUBLIC WORKS DIVISION**

Contractor Name: **ETCHEMENDY ENGINEERING INC. P.C.**

Agency Code: **082**

Address: **10597 DOUBLE R BLVD.**

Appropriation Unit: **All Appropriations**

Is budget authority available?: **Yes**

City/State/Zip **RENO, NV 89521-8937**

If "No" please explain: Not Applicable

Contact/Phone: 775-853-1131

Vendor No.: T27040132

NV Business ID: NV20111683017

To what State Fiscal Year(s) will the contract be charged? **2026-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Agency Funded CIP**

Agency Reference #: 118454

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **03/18/2026**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **06/30/2029**

Contract term: **3 years and 105 days**

4. Type of contract: **Contract**

Contract description: **Arch / Eng**

5. Purpose of contract:

This is the first amendment to the original contract which provides professional architectural/engineering services for the HVAC Renovations (Great Basin College, Elko) CIP Project: CIP Project No. 26-A16; SPWD Contract No. 118454. This amendment increases the maximum amount from $151,250 to $167,350 due to the additional design for the roof replacement on Lundberg Hall.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$151,250.00	$151,250.00	$151,250.00	Yes - Action
2.	Amount of current amendment (#1):	$16,100.00	$16,100.00	$16,100.00	Yes - Info
3.	New maximum contract amount:	$167,350.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

This is an agency funded CIP where the project will be managed by the SPWD. Funding and contractor payment responsibilities will remain with the initiating agency. Funding and expenditure authority will reside in agency budget account PJ02179, expenditure category SC0424.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

No

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

Yes

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	lmoor9	08/19/2026 14:53:51 PM
Division Approval	lmoor9	08/19/2026 14:53:55 PM
Department Approval	lmoor9	08/19/2026 14:53:58 PM
Contract Manager Approval	lwildes	08/19/2026 14:57:59 PM
Budget Analyst Approval	tday2	09/08/2026 19:27:07 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32350**

Amendment Number: **1**

Legal Entity Name: JP ENGINEERING, LLC

Agency Name: **ADMIN - STATE PUBLIC WORKS DIVISION**

Contractor Name: **JP ENGINEERING, LLC**

Agency Code: **082**

Address: **10597 DOUBLE R BLVD., STE. 1**

Appropriation Unit: **All Appropriations**

Is budget authority available?: **Yes**

City/State/Zip **RENO, NV 89521-8938**

If "No" please explain: Not Applicable

Contact/Phone: 775-852-2337

Vendor No.: T29038896

NV Business ID: NV20051447455

To what State Fiscal Year(s) will the contract be charged? **2026-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Agency Funded**

Agency Reference #: 118727

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **05/27/2026**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **09/21/2029**

Contract term: **3 years and 118 days**

4. Type of contract: **Contract**

Contract description: **Arch / Eng**

5. Purpose of contract:

This is the first amendment to the original contract which provides professional architectural/engineering services for the Fire Sprinkler Installation for various buildings at the Desert Research Institute CIP Project: CIP Project No. 26-A17-A; SPWD Contract No. 118727. This amendment increases the maximum amount from $45,125 to $68,275 due to additional fire protection design for buildings 34 and 38 at the Stead DRI location.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$45,125.00	$45,125.00	$45,125.00	Yes - Info
2.	Amount of current amendment (#1):	$23,150.00	$23,150.00	$68,275.00	Yes - Info
3.	New maximum contract amount:	$68,275.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

This is an agency funded CIP where the project will be managed by the SPWD. Funding and contractor payment responsibilities will remain with the initiating agency. Funding and expenditure authority will reside in agency budget account 3010, expenditure category 20, SB427 Sprinklers.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Capital Improvement Program (CIP) consultants are selected based on their ability to provide professional engineering design and architectural services to SPWD in support of the state engineering services provided to approved CIPs.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

   c. Why was this contractor chosen in preference to other?

Demonstrated the required expertise for work on this project.

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes. SPWD, and with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	lmoor9	08/13/2026 16:25:38 PM
Division Approval	lmoor9	08/13/2026 16:25:40 PM
Department Approval	lmoor9	08/13/2026 16:25:42 PM
Contract Manager Approval	lwildes	08/14/2026 07:38:06 AM
Budget Analyst Approval	lramire7	08/17/2026 10:17:46 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32930**

		Legal Entity Name:	CERTIFIED TRAVEL MEDIA, LLC
Agency Name:	**DTCA - DIVISION OF TOURISM**	Contractor Name:	**CERTIFIED TRAVEL MEDIA, LLC**
Agency Code:	**101**	Address:	**11 LARGO DRIVE SOUTH**
Appropriation Unit:	**1522-11**		
Is budget authority available?:	**Yes**	City/State/Zip	**STAMFORD, CT 06907**
If "No" please explain:	Not Applicable	Contact/Phone:	DANNY S 702-899-4916
		Vendor No.:	T81028458
		NV Business ID:	NV20263552083

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Lodging Tax**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **Yes**

If "Yes", please explain

Program Staff with The Division of Tourism / Nevada Magazine received confirmation from the Purchasing Division that the scope of this contract was within the solicitation waiver provided to the Division by Purchasing, and that was mis-interpreted as a green light to move forward with the order despite the contract not being executed. The program staff in question have since attended CCM certification training to enhance their awareness of contracting requirements.

3. Termination Date: **06/30/2027**
Contract term: **364 days**

4. Type of contract: **Contract**
Contract description: **NV Magazine Dist**

5. Purpose of contract:

This is a new contract to provide ongoing distribution of the Nevada Magazine and Visitor Guide throughout various target markets.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$97,907.64**

Other basis for payment: Upon approved invoicing

II. JUSTIFICATION

7. What conditions require that this work be done?

This contract is required to ensure distribution to target markets for the Nevada Magazine and Visitor's Guide

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State staff do not have the resources required to ensure appropriate storage and ongoing distribution to target markets.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Sole Source Contract (As Approved by Chief of Purchasing)**
Approval #: 250901
Approval Date: 09/04/2025

c. Why was this contractor chosen in preference to other?

This has been the historical vendor for this work, and it was confirmed by Purchasing that this falls within the scope of Solicitation Waiver 250901.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No
    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?
    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?
    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?
    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?
    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?
    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?
    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:
    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?
    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?
    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?
    Yes

19. Agency Field Contract Monitor:

20. Contract Status:
    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	sterr2	09/03/2026 11:57:44 AM
Division Approval	sterr2	09/03/2026 11:57:47 AM
Department Approval	sterr2	09/03/2026 11:57:51 AM
Contract Manager Approval	sterr2	09/03/2026 12:01:05 PM
Budget Analyst Approval	bmacke1	09/04/2026 09:41:51 AM

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
Purchasing Division

515 East Musser Street, Suite 300 | Carson City, Nevada 89701
Phone: 775-684-0170 | Fax: 775-684-0188

Purchasing Use Only:	
Approval#:	25090

SOLICITATION WAIVER JUSTIFICATION AND REQUEST FORM

ALL FIELDS ARE REQUIRED - INCOMPLETE REQUESTS WILL BE RETURNED TO THE AGENCY

1a	**Agency Contact Information - Note: Approved copy will be sent to ONLY the contact(s) listed below:**		
	ENTER STATE AGENCY NAME:	*Nevada Department of Tourism & Cultural Affairs*	
	Contact Name and Title	*Phone Number*	*Email Address*
	Mary Ellen Kawchack, Chief Deputy Director	*775-687-0614*	*mkawchack@dtca.nv.gov*

1b	**Vendor Information:**	
	Vendor Name:	
	Contact Name:	
	Complete Address: City, State, and Zip Code	
	Telephone Number:	
	Email Address:	

1c	**Type of Waiver Requested – Check the appropriate type:**	
	Sole or Single Source:	
	Professional Service Exemption:	*X*

1d	**Contract Information:**				
	Is this a new Contract? Check One:	Yes:	*X*	No:	
	If 'No' Enter Amendment Number:	#			
	Enter CETS Number:	#			

1e	**Term:**				
	One (1) Time Purchase? Check One:	Yes:	*X*	No:	
	Contract:	Start Date:	*Upon approval*	End Date:	*June 30, 2029*

1f	**Funding:**	
	State Appropriated:	
	Federal Funds:	
	Grant Funds:	
	Other (Explain):	*Lodging tax*

Purchasing Use Only:	
Approval #:	250901@

1g	**Total Estimated Value of <u>this</u> Service Contract, Amendment or Purchase:**
	Not to exceed $5M per term

2	**Provide a description of work/services to be performed or services with goods to be purchased:**
	The Nevada Department of Tourism & Cultural Affairs is requesting authority to purchase media and support events via sponsorships directly from singular vendors on an as-needed basis. Media includes paid search, social media, digital placements, print and promotional publications, direct marketing, broadcast/video streaming, radio/audio streaming, and out-of-home installations (such as vehicle wraps, activations, and billboards). Sponsorships are another type of promotion in which the agency is able to reach consumers via media and on-site presence for a fee. Niche events are crucial to local economies, particularly in rural Nevada. *Direct media buys can save up to 15% on agency commissions. While larger buys necessitate the services of a contracted agency for both facilitation and optimal buying power, authority to purchase media directly can save money and allows a nimbler response to last-minute media buying needs, particularly when implementing in-market micro-campaigns.* *Sponsorships provide promotion of DTCA via a brand alignment to audiences we would otherwise be unable to reach. Additionally, on-site presence allows for audience growth via e-mail sign ups and social follows.*

3	**What are the unique features/qualifications required for these services/services with goods that are not available from any other vendor?**
	Specifically, the marketing teams would want to self-select where we want to advertise/sponsor due to the geographical location, desired audience, and niche content. In short turn, staff would seek out a unique and specific publication or media that may be the only of its kind. For example, a museum may need to promote a coin event to numismatists or a railroad event to train enthusiasts. There are limited publications that provide this, and they can be very small businesses; sometimes there is a need in a very short time to place an ad in order to boost ticket sales. Going direct allows us to make short media deadlines. *For items like search or social media, DTCA retains authority with companies like Google and Meta, allowing us to retain control over our owned channels, no matter who is doing our media buying. Companies like Google and Meta will not bid competitively, and we would lose market share if we were unable to advertise where our competitors are.* *Additionally, DTCA can capitalize on direct media buys, sponsorships, and in-state relationships to respond quickly to market changes. As we saw during the 2020-2022 downturn, we were able to put more money into direct buys and save on commissions, while also working nimbly as opportunities shifted frequently. As we look at another potential downturn, we need to remain competitive by responding to any last-minute remnant buys or dramatic market shifts.*

4	**Explain why these services/services with goods cannot be competitively bid and why this purchase is economically only available from a single source:**

#250901

	While larger media buys are competitively bid via our contracted agency, by retaining the ability to buy direct, we can uniquely target the audiences we are trying to reach. Each media partner is selected based on how they are expected to perform towards each campaign's specific goals, some of which are established in short turn for response campaigns. The purpose of the waiver is to allow DTCA to select payments based on anticipated performance while saving on potential commission fees. While commission fees may be up to 20%, each year we can save up to $200,000 that can go directly back to purchasing power. *Sponsorships may be requested of the agency; however these are discretionary and highly limited. The amount and level of participation is based on the event's audience and brand affiliation, among other factors, including the event's contribution to local economies.*

5	**Were alternative services or commodities evaluated?**	**Check One:**	
		Yes	No
			X
	a. *<u>If yes</u>, what were they and why were they unacceptable? Please be specific about features, characteristics, requirements, capabilities and compatibility.*		
	b. *<u>If not</u>, why were alternatives not evaluated?*		
	The basis of this waiver is to retain the ability to manage selected media purchases and sponsorships directly in order to respond to market opportunities more quickly and easily and realize cost savings via elimination of any potential commission fees.		

Purchasing Use Only:	
Approval #:	250901C

6	**Has the agency purchased these services/services with goods in the past? Check One:** *NOTE: To avoid delays or your request being rejected, if your previous purchase(s) was made via solicitation waiver(s), a copy or copies of ALL PREVIOUS WAIVERS MUST ACCOMPANY THIS REQUEST.*	**Yes**	**No**

a. *If yes, starting with the most recent contract and working backward, for the entire relationship with this vendor, or any other vendor for these services/services with goods, the following information must be provided along with the CETS contract number(s) associated with each:*

Term		*Value*	*Short Description*	*Provide Type of Procurement RFP#, RFQ#, Waiver #*	*CETS #*
Start Date	*End Date*				
12/31/08	*6/30/18*	*$*	*Media Buying*	*081203*	
7/1/18	*6/30/22*	*$*	*Media Buying*	*180507*	
7/1/22	*6/30/24*	*$*	*Media Buying*	*Direct Purchase Authorization*	
		$			
		$			

7	**What are the potential consequences to the State if the waiver request is denied and the services/services with goods is competitively bid?**
	If denied, the agency will lose the ability to buy media directly, risking loss of media opportunities directly impacting visitation to the State of Nevada resulting in potential loss of revenue. Additionally, the State of Nevada could be required to pay commission fees up to 20% on any buy not placed directly. *The ability to purchase media and promotion directly is vital for Nevada to execute opportunities quickly in an increasingly competitive marketplace. Without the ability to act on unanticipated opportunities to reach target audiences quickly, we lose visitor and resident spending in the state.*

8	**What efforts were made or conducted to substantiate there is no competition for the services/services with goods and to ensure the price for this purchase is fair and reasonable?**
	DTCA is seeking a waiver to place media and commit to sponsorships directly in order for the Nevada brand to remain competitive in the marketplace. With the approval of this waiver, we retain the ability to respond more nimbly to media opportunities and re-allocate commission to advertising for smaller niche publications and events.

9	**Will this purchase obligate the State to this vendor for future purchases? Check One:** *NOTE: Selecting "NO" indicates the agency will not submit future waivers for this Vendor, for this service.*	**Yes** X	**No** X
	a. *If yes, please provide details regarding future obligations or needs.*		

	As we rely on room tax collections as our sole funding source, we intend to dedicate those funds to fulfill our agency's mission to effectively communicate enriching travel experiences Nevada offers and promote statewide economic health through tourism. In order to do this in the most productive way possible, the agency will continue to request the ability to purchase media directly as an efficient, cost-saving measure. Without the ability to purchase media directly, revenue will be lost.

Purchasing Use Only:	
Approval #:	250901

By signing below, I know and understand the contents of this Solicitation Waiver Request and Justification and attest that all statements are true and correct. Signatures are required from the agency representatives indicated below. *NOTE: The same individual cannot provide approval signatures in both sections.*

M.E. Kawchack
Mary Ellen Kawchack (Sep 5, 2025 13:27:09 PDT)

Signature of Agency Representative Initiating Request

M.E. Kawchack — 9.4.25

Print Name of Agency Representative Initiating Request — Date

Brenda Scolari (Sep 5, 2025 13:29:01 PDT)

Signature of Agency Head Authorizing Request

Brenda Scolari — 9.4.25

Print Name of Agency Head Authorizing Request — Date

FOR PURCHASING USE ONLY – PLEASE NOTE: *In an effort to avoid possible conflict with any equipment, system or process already installed or in place by the State of Nevada or to assist in our due diligence, State Purchasing may solicit a review of your request from another agency or entity. The signature below indicates another agency or entity has reviewed the information you provided.* ***This signature does not exempt your agency from any other processes that may be required.***

Name of agency or entity who provided information or review:

Representative Providing Review

Print Name of Representative Providing Review — Date

Approved by:

Administrator, Purchasing Division or Designee — Date

Additional signature page - Agency unable to edit properly

Purchasing Use Only:	
Approval #:	

By signing below, I know and understand the contents of this Solicitation Waiver Request and Justification and attest that all statements are true and correct. Signatures are required from the agency representatives indicated below. *NOTE: The same individual cannot provide approval signatures in both sections.*

Signature of Agency Representative Initiating Request

Print Name of Agency Representative Initiating Request — Date

Signature of Agency Head Authorizing Request

Print Name of Agency Head Authorizing Request — Date

FOR PURCHASING USE ONLY – PLEASE NOTE: *In an effort to avoid possible conflict with any equipment, system or process already installed or in place by the State of Nevada or to assist in our due diligence, State Purchasing may solicit a review of your request from another agency or entity. The signature below indicates another agency or entity has reviewed the information you provided. This signature does not exempt your agency from any other processes that may be required.*

Name of agency or entity who provided information or review:

Representative Providing Review

Print Name of Representative Providing Review — Date

Please consider this memo as my approval of your request. This exemption is granted pursuant to NAC 333.150 or NRS 333.400. This exemption may be rescinded in the event reliable information becomes available upon which the Purchasing Administrator determines that the service or good sought may in fact be contracted for in a more effective manner. Pursuant to NRS 333.700(7), contracts for services do not become effective without the prior approval of the State Board of Examiners (BOE).

If you have any questions or concerns, please contact Cindy Stoeffler at 775-684-0173 or email at cstoeffler@admin.nv.gov.

NOTE: If this box is checked, the agency must include the TIE approval or approval update as an attachment in CETS.	

Approved by:

Administrator, Purchasing Division or Designee — 9.9.2025 Date

NEVADA MUSEUMS & HISTORY
Joe Lombardo | Governor
Dan Thielen | Administrator

ADMINISTRATIVE OFFICES
412 East Musser Street, Ste. 2
Carson City, NV 89701

To:	Bridgette Mackey-Garrison, EBBO II
	Governor's Office of Finance
From:	Stewart Terry, ASO IV
	Department of Tourism and Cultural Affairs
Date:	September 3rd, 2026
RE:	Request for Retroactive Approval - #32930 Certified Folder Display

This memorandum requests that the following contract be approved for a retroactive start.

Name of Contractor: Certified Folder Display
Services to be provided: Distribution of Nevada Magazine & Visitor's Guide
Start date of work: 7/1/2026
Necessity of a retroactive memo:

- Reason why the agreement was not submitted timely:
  - Agency staff worked with the Purchasing Division to confirm whether or not this contract fell within the scope of the Media & Marketing Solicitation Waiver granted by the Administrator of the Purchasing Division. Once this was confirmed, this was mis-interpreted as final approval to move forward with work in FY2027 despite the initial contract expiring on 06/30/2026.
- Prevention of future retroactive requests:
  - DTCA is re-structuring fiscal services in the FY2028-2029 biennium as a part of its budget request in a way that will give fiscal greater oversight into program activities to catch items such as this and ensure they are within compliance. Additionally, the program staff managing this vendor relationship have since attended CCM training, and the Department will continue to expand the audience it requests to attend future CCM trainings.

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32913**

		Legal Entity Name:	David K. Neidert
Agency Name:	**INDIGENT DEFENSE**	Contractor Name:	**David K. Neidert**
Agency Code:	**111**	Address:	**330 RUE DE LA JAUNE**
Appropriation Unit:	**1008-36**		
Is budget authority available?:	**Yes**	City/State/Zip	**SPARKS, NV 89434**
If "No" please explain:	Not Applicable	Contact/Phone:	7757422081
		Vendor No.:	T29030981
		NV Business ID:	Exemption attached

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/13/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **12/31/2026**

Contract term: **140 days**

4. Type of contract: **Contract**

Contract description: **Indigent Attorney**

5. Purpose of contract:

This is a new contract to provide oversight support of the performance of Indigent Defense Attorneys in Carson City, Churchill, Lyon and Storey Counties as required by the Davis consent judgement.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$96,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

NRS 180.440 and the Davis v. State (Nev. First Jud. Dist. Ct. Case No. 170C002271B (Aug. 11, 2020)) consent judgment require systematic review on an annual basis of public defense counsel for quality and efficiency according to nationally and locally adopted standards, including, but not limited to, the ABA Criminal Justice Standards.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

n/a

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

    exemption

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	vsheldon	08/12/2026 12:55:53 PM
Division Approval	kpacheco	08/12/2026 14:51:34 PM
Department Approval	kpacheco	08/12/2026 14:51:37 PM
Contract Manager Approval	ssands	08/12/2026 16:06:21 PM
Budget Analyst Approval	vmilazz1	08/13/2026 10:30:53 AM

FRANCISCO V. AGUILAR
Secretary of State
401 North Carson Street Carson
City, Nevada 89701-4201 (775)
684-5708
Website: www.nvsos.gov

Exemption to the Nevada State Business License

Sole Proprietor and General Partnership

TYPE OR PRINT - USE DARK INK ONLY - DO NOT HIGHLIGHT

1. Type of exemption filing:

Type of State Business License being filed:
☒ Sole Proprietor ☐ General Partnership

Check the action being taken with this filing:
☐ Application ☐ Renewal ☒ Amendment ☐ Cancellation
(If amending an exemption, please mark the appropriate section(s) below to be changed.)

Changes:

2. Name of Applicant, Member, Owner or Partner: (The name of the person(s) claiming the exemption.)

First Name	Middle Initial	Last Name	Suffix
David	K	Neidert	

Additional Partner or Spouse (if spouse is to be listed on license - sole proprietor only)

First Name	Middle Initial	Last Name	Suffix

3. Business Address: (The physical street address and, if different, the mailing address where the person will be conducting business in this State)

Physical Street Address (required)	City	State	Zip Code
330 Rue De La Jaune	Sparks	NV	89434

Country: United States

Mailing Address (only if different from above)	City	State	Zip Code
P.O. Box 1022			

Country:

4. Additional contact information:

Email address: (required per NAC 76.100)

Phone number:

5. Nevada Business ID number: (Required if renewing, amending or canceling)

Nevada Business Identification Number (NVID) located on the State Business License:
NV20121363204

6. Transacting business name(s): (Required for Partnership licenses. Sole proprietor optional)

Name under which applicant transacts or intends to transact business:
David Neidert, Attorney at Law
Neidert Law

7. Exemption being requested:

☐ **Exemption 001: A Governmental Entity**
Applicable to "Other" state business license only.

Pursuant to NAC 76.040 the Secretary of State interprets the term "Governmental entity" to mean:

(a) The government of the United States, this State or any other state or territory of the United States or an incorporated or unincorporated agency or instrumentality thereof;
(b) A corporation which is wholly owned by the government of the United States; and
(c) A county, city, town, district or other political subdivision of this State or any other state or territory of the United State.

Indicate branch of governmental ownership:

FRANCISCO V. AGUILAR
Secretary of State
401 North Carson Street Carson
City, Nevada 89701-4201 (775)
684-5708
Website: www.nvsos.gov

Exemption to the Nevada State Business License

Sole Proprietor, General Partnership, "Other" Non-Title 7 License

7. Exemption being requested: (continued)

☒ **Exemption 003: A Home Based Business** ☐

Applicable to Sole Proprietor and General Partnership state business license only.

Pursuant to NAC 76.040, a natural person who individually, or a married couple who jointly, operates a business and performs **all essential business functions** exclusively from his or her personal residence in this State. In addition, no part of the personal residence is held open to the general public for use in furtherance of that business that would require the posting of a business license in accordance with a county or municipal ordinance.

Pursuant to NAC 76.100 (6): Please provide a description of your business:

Prior to its close in 2020, my business had an office and employees in Fallon, Nevada. I closed the business and became a state employee. I now run a small law practice out of my home with no employees and where my clients meet me in public places.

Pursuant to NAC 76.080: Please provide your net earnings reported on the federal income tax return filed with the Internal Revenue Service for that business for the preceding tax year:

$ 148,000.00

☐ **Exemption 004: A Natural person who sole business is the rental of four (4) or fewer dwelling units.** ☐

Applicable to Sole Proprietor state business license only.

Pursuant to NRS 76.020 this exemption so for a natural person whose sole business is the rental of four or fewer dwelling units to others. Location of rental units:

☐ **Exemption 006: Insurance Company** ☐

Applicable to Sole Proprietor, General Partnership and "Other"state business licenses.

The exemption from the requirement to obtain a state business license which is set forth in NRS 680B.020 applies only to a person who Conducts business under a license or certificate of authority issued by the Division of Insurance of the Department of Business and Industry pursuant to title 57 of NRS. Please provide the number of that license or certificate of authority for verification:

8. Signature: (Required, form will be returned if unsigned.)

I declare the information contained in the form is true, correct and complete to the best of the person's knowledge and belief and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing with the Office of the Secretary of State. And the statutory requirements for an exemption from the requirement to obtain a state business license pursuant to NRS 76.020 have been met.

X _____ Date 1-30-26 Title

Signature of Applicant, Member, Owner or Partner

X _____ Date Title

Signature of Partner or Spouse

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32879**

		Legal Entity Name:	Law Offices of Paul J. Adras, Esquire., PC
Agency Name:	**INDIGENT DEFENSE**	Contractor Name:	**Law Offices of Paul J. Adras, Esquire., PC**
Agency Code:	**111**	Address:	**601 S 7th Street**
Appropriation Unit:	**1008-41**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89101**
If "No" please explain:	Not Applicable	Contact/Phone:	702-385-7227
		Vendor No.:	T32017783
		NV Business ID:	NV20081336706

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/17/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **12/31/2026**
   Contract term: **136 days**

4. Type of contract: **Contract**
   Contract description: **DIDS ATTY**

5. Purpose of contract:
   This is a new contract to provide mentorship and training of Indigent Defense services to attorneys in Nye county.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$96,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?
   NRS 180.440 and the Davis v. State (Nev. First Jud. Dist. Ct. Case No. 170C002271B (Aug. 11, 2020)) consent judgment require systematic review on an annual basis of public defense counsel for quality and efficiency according to nationally and locally adopted standards, including, but not limited to, the ABA Criminal Justice Standards.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   N/A

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? No
   a. List the names of vendors that were solicited to submit proposals (include at least three):
   Not Applicable
   b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**
   c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	vsheldon	08/14/2026 16:10:07 PM
Division Approval	hwoodru1	08/17/2026 12:32:53 PM
Department Approval	hwoodru1	08/17/2026 12:32:57 PM
Contract Manager Approval	hwoodru1	08/17/2026 12:33:06 PM
Budget Analyst Approval	afrantz	08/17/2026 15:46:56 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32935**

		Legal Entity Name:	MARC PICKER LAW
Agency Name:	**INDIGENT DEFENSE**	Contractor Name:	**MARC PICKER LAW**
Agency Code:	**111**	Address:	**PO BOX 3344**
Appropriation Unit:	**1008-51**		
Is budget authority available?:	**Yes**	City/State/Zip	**RENO, NV 89505**
If "No" please explain:	Not Applicable	Contact/Phone:	Marc Picker 775-391-1055
		Vendor No.:	T29049104
		NV Business ID:	NV20242998753

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/24/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **10/30/2026**
   Contract term: **67 days**

4. Type of contract: **Contract**
   Contract description: **Public Defender**

5. Purpose of contract:

This is a new contract to provide a public defender in an emergency basis.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$99,750.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

With the departure of the State Public Defender it has become increasingly clear that someone with more experience in government administration and law office management is necessary to keep the State Public Defender's Office in good operating order while recruitment of a replacement proceeds. On an emergent basis, DIDS connected with a very experienced, well-respected criminal defense attorney who had administrative abilities within a government role in the past. Mr. Picker will undertake a complex stabilization of law firm operations (which must be done by a Nevada licensed attorney).

8. Explain why State employees in your agency or other State agencies are not able to do this work:

N/A

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Professional Service (As defined in NAC 333.150)**

c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Since 2024 work for another agency service was satisfactory

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	vsheldon	08/17/2026 14:15:46 PM
Division Approval	kpacheco	08/18/2026 11:38:28 AM
Department Approval	kpacheco	08/18/2026 11:38:30 AM
Contract Manager Approval	ssands	08/21/2026 10:59:05 AM
Budget Analyst Approval	afrantz	08/24/2026 15:56:10 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32775**

		Legal Entity Name:	TD Synnex Corporation
Agency Name:	**GOVERNOR'S TECHNOLOGY OFFICE**	Contractor Name:	**TD Synnex Corporation**
Agency Code:	**180**	Address:	**39 Pelham Ridge Drive**
Appropriation Unit:	**1385-13**		
Is budget authority available?:	**Yes**	City/State/Zip	**Greenville, SC 29615**
If "No" please explain:	Not Applicable	Contact/Phone:	Jamie Grimm 800-237-8931
		Vendor No.:	T29053521
		NV Business ID:	NV20051695277

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/19/2026**

Anticipated BOE meeting date 08/2027

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **07/01/2028**

Contract term: **1 year and 317 days**

4. Type of contract: **Contract**

Contract description: **Multi Authentication**

5. Purpose of contract:

This is a new service agreement under statewide contract #99SWC-NV26-29610 which provides cybersecurity solutions and related services. This service agreement provides implementation services and a roadmap to enable a statewide multi-factor authentication program.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$78,283.13**

II. JUSTIFICATION

7. What conditions require that this work be done?

This service agreement will provide the Governors Technology Office Computing Facility with an independent, vendor-neutral assessment and roadmap to enable a statewide Multi-Factor Authentication (MFA) program centered on existing PIV credentials.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the expertise.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Statewide contract 99SWC-NV26-29610.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	jbrya1	08/06/2026 15:26:34 PM
Division Approval	smontie1	08/06/2026 16:08:04 PM
Department Approval	ddodge	08/07/2026 08:17:07 AM
Contract Manager Approval	thudder	08/07/2026 12:13:19 PM
EITS Approval	ljean	08/07/2026 13:14:19 PM
Budget Analyst Approval	lramire7	08/19/2026 11:28:15 AM

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Deputy CIO– COO

David 'Ax' Axtell
Deputy CIO – CTO

Robert "Bob" Dehnhardt
Deputy CIO - CISO

STATE OF NEVADA
GOVERNOR'S OFFICE
Office of the Chief Information Officer
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Robert Dehnhardt, State Chief Information Security Officer, OCIO
Tiffany Morelli, Chief Financial Officer, OCIO

CC: Tim Galluzi, State Chief Information Officer, OCIO
David Axtell, Deputy CIO - Chief Technology Officer, OCIO

FROM: Lisa Jean, TIN Administrator, OCIO

SUBJECT: TIN Completion Memo – OCIO – TIN 1029 – *NCAS Continued Maintenance and Expansion* – BA 1389

DATE: August 28, 2024

We have completed our review for the State of Nevada Governor's Office, Office of the Chief Information Officer (OCIO) – *NCAS Continued Maintenance and Expansion* – TIN 1029.

The submitted TIN, for an estimated value of $8,000,000.00 in the FY24/FY25 biennium and $16,000,000.00 in the FY26/FY27 biennium (50% CIP Funds, 40% Agency Funds, and 10% NCAS Utilization fees), is for the continued installation and maintenance support for the Nevada Camera/Card Access System (NCAS), which operates on the C-Cure platform.

NCAS provides essential door access technology, surveillance cameras, and video monitoring for key locations across state properties. This investment is critical to the security and privacy of state-held information and directly benefits multiple state agencies.

This investment will support new building projects managed by Public Works, the expansion of existing or new installations by various agencies, and ongoing operations and maintenance functions statewide.

The system has been in place for 12 years, and prior analysis reflects extensive experience with the platform and its vendors in supporting both new installations and maintenance activities.

The NCAS platform is managed by the Office of Information Security (OIS) and is currently undergoing redesign efforts to enhance its resilience and manageability, thereby reducing overall security risks for the agencies using it. This ongoing maintenance project will extend over multiple years. While no single project plan governs the effort, individual plans will be developed and implemented for each building. Maintenance and repair activities will be managed on an ad hoc basis, ensuring flexibility and responsiveness to evolving needs.

If there are to be any changes to enterprise services or utilizations, including: network, firewall, server, Active Directory (AD) integration, telecom, etc., please notify OCIO as soon as possible to avoid integration delays.

It is expected that this solution will follow state security standards and policies and be compliant with the Americans with Disabilities Act (ADA) to ensure accessibility to all authorized users.

A copy of this memo has been attached to the TIN.

If I can be of further assistance, please feel free to contact me.

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Deputy CIO– COO

David 'Ax' Axtell
Deputy CIO – CTO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Adam Miller, Deputy Director, OISCD
Chuck Carroll, IT Professional III, OISCD
Valerie Kneefel, Management Analyst III, GTO

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Deputy CIO - Chief Operations Officer, GTO
David Axtell, Deputy CIO - Chief Technology Officer, GTO

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – OISCD – *RFI to Pavion Name Change Amendment* – TIE 1453, Revision 1 – BA(s) 1389

DATE: October 29, 2025

We have completed our review of the Office of Information Security & Cyber Defense (OISCD) investment, which has an estimated total value of $10,000,000.00 allocated to the current biennium for ongoing costs.

The funding source is 100% internal billing.

This TIE captures the first modification to the original contract providing installation and maintenance services for the Nevada Camera/Card Access System within state-owned and occupied facilities. The amendment formally assigns and transfers all rights, titles, and interests from the original contractor, RFI, to Pavion.

Continuity of operations for the CCURE/NCAS security system is assured in the transfer of contractual, financial, and service responsibilities to Pavion. All invoices currently issued by Pavion will remain on hold until this amendment is fully implemented and approved through the state's procurement process.

The TIE technology risk score indicates an overall high level of risk due to its direct impact on both the security and privacy of state-held information and the public safety of Nevada's constituents. The system's reach across multiple state agencies expands the potential scope of cybersecurity or system failures. Current cybersecurity measures are limited, with occasional incidents signaling insufficient resilience against evolving threats. Heavy reliance on technology for essential functions intensifies this exposure, particularly given the outdated infrastructure requiring major upgrades. Moderate system integration and sporadic disruptions indicate inefficiencies that could hinder response and recovery efforts. While there is some investment in technology innovation and regulatory compliance, both areas leave room for improvement. Collectively, these factors warrant careful mitigation planning and enhanced oversight.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32778**

		Legal Entity Name:	TD Synnex Corporation
Agency Name:	**GOVERNOR'S TECHNOLOGY OFFICE**	Contractor Name:	**TD Synnex Corporation**
Agency Code:	**180**	Address:	**39 Pelham Ridge Drive**
Appropriation Unit:	**1385-13**		
Is budget authority available?:	**Yes**	City/State/Zip	**Greenville, SC 29615**
If "No" please explain:	Not Applicable	Contact/Phone:	Jamie Grimm 800-237-8931
		Vendor No.:	T29053521
		NV Business ID:	NV20051695277

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/19/2026**

Anticipated BOE meeting date 08/2027

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **12/31/2027**

Contract term: **1 year and 134 days**

4. Type of contract: **Contract**

Contract description: **Disaster Recovery**

5. Purpose of contract:

This is a new service agreement under statewide contract #99SWC-NV26-29718 which provides advanced technology solutions aggregator and related services. This service agreement provides a disaster recovery assessment.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$93,960.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

This service agreement will provide the Governors Technology Office Computing Facility with a standardized, high-level disaster recovery framework aligned to current infrastructure providing a secure disaster recovery plan that aligns teams on recovery and provides a scalable foundation for expanding disaster recovery coverage across additional services and agencies.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the expertise.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Statewide contract 99SWC-NV26-29718.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	jbrya1	08/13/2026 09:23:31 AM
Division Approval	smontie1	08/13/2026 11:14:16 AM
Department Approval	ddodge	08/13/2026 11:25:40 AM
Contract Manager Approval	thudder	08/17/2026 11:07:04 AM
EITS Approval	ljean	08/17/2026 13:02:02 PM
Budget Analyst Approval	lramire7	08/19/2026 11:27:17 AM

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

Jason Benshoof
Interim Deputy Director/CDO

STATE OF NEVADA
Governor's Technology Office

100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
Sean Montierth, Chief IT Manager, Computing Services Division, GTO
David Colborne, IT Manager III, GTO
Joanna Bryan, Management Analyst III, GTO

CC: Jason Benshoof, Interim Deputy Director/Chief Data Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – GTO – *FY28/29 Redundant Data Center* – TIE 1817, Revision 1 – BA(s) 1385

DATE: May 13, 2026

We have completed our review of the Governor's Technology Office investment which has an estimated total value of $16,804,421.00, allocated to the current and future biennia as follows:

Cost Type	FY28	FY29	FY31	Grand Total
One-Time Cost	**$ 3,000,000.00**	**$ 12,000,000.00**	**$ 66,000.00**	**$ 15,066,000.00**
Construction		$ 12,000,000.00		$ 12,000,000.00
Data center staff computers			$ 66,000.00	$ 66,000.00
Site selection and purchase	$ 3,000,000.00			$ 3,000,000.00
Ongoing Cost			**$ 1,738,421.00**	**$ 1,738,421.00**
Staff (3 ITP3, 9 ITT4, FSup, FTec)			$ 1,738,421.00	$ 1,738,421.00
Grand Total	**$ 3,000,000.00**	**$ 12,000,000.00**	**$ 1,804,421.00**	**$ 16,804,421.00**

Funding source(s): 100% General Fund.

GTO approves this investment as submitted. The request supports development and construction of a

dedicated Tier III data center in Southern Nevada to augment the State's existing Carson City data center, improve resiliency, and provide additional physical hosting capacity for State systems and infrastructure.

The business case demonstrates a clear enterprise need. The current Southern Nevada footprint provides only limited disaster recovery capability for select systems, leaving agencies to rely on non-dedicated office utility spaces or separate private co-location arrangements when physical hosting is needed in Southern Nevada. As data center floor space becomes more constrained and costly, a dedicated State facility may reduce fragmented hosting, limit duplicative network connections, improve continuity planning, and provide a more consistent statewide hosting model.

The investment presents material construction, implementation, network, operational, and fiscal considerations; however, those risks are appropriate to manage through project governance, construction project management, architecture review, procurement controls, and ongoing operational planning. The proposal does not appear duplicative of the existing Carson City data center because it is intended to provide geographic resiliency and expanded Southern Nevada capacity rather than replace current services. Cybersecurity and operational risk should be addressed through standard State data center controls, physical security, network segmentation, redundancy, monitoring, access management, and lifecycle support practices as the project is planned and implemented.

Approval is based on the stated business need, expected improvement to resiliency and hosting capacity, potential reduction in fragmented agency co-location costs, and alignment with enterprise technology objectives. Project-specific design, construction, procurement, migration, network upgrade, and operational details should continue to be managed through the appropriate project management and governance processes.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32783**

		Legal Entity Name:	Board of Regents, Nevada System of Higher Education - OBO University of Nevada, Las Vegas
Agency Name:	**NDE - DEPARTMENT OF EDUCATION**	Contractor Name:	**Board of Regents, Nevada System of Higher Education - OBO University of Nevada, Las Vegas**
Agency Code:	**300**	Address:	**4505 S. Maryland Pkwy. MS 1055**
Appropriation Unit:	**2612-33**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas , NV 89154**
If "No" please explain:	Not Applicable	Contact/Phone:	702-895-3957
		Vendor No.:	D35000813
		NV Business ID:	Governmental entity

To what State Fiscal Year(s) will the contract be charged? **2026-2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **05/04/2026**

Anticipated BOE meeting date 07/2026

Retroactive? **Yes**

If "Yes", please explain

NDE requests retroactive approval with a performance period from May 04, 2026, through September 30,2026. Due to administrative delays in negotiation of contract language between both entities. To satisfy time-sensitive program deadlines and ensure the successful delivery of the P-3 Leadership Development conference for Local Education Agency leadership during the summer school break, work commenced 05/04/2026.

3. Termination Date: **09/30/2026**
   Contract term: **149 days**

4. Type of contract: **Interlocal Agreement**
   Contract description: **P-3 Leadership**

5. Purpose of contract:

This is a new contract to provide a leadership development conference.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$24,000.00**

Other basis for payment: As invoiced by the vendor and accepted by the state

II. JUSTIFICATION

7. What conditions require that this work be done?

This interlocal agreement will continue the Department of Education's collaborative efforts to build leadership capacity through the preschool to third grade leadership certificate program hosted by the University of Colorado, Denver through Title IIA State-Level Activity Funds: Teacher and Principal Training and Recruiting.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The Department does not have the capacity to complete this work.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

In Accordance with NRS 277.180 the agency has contracted with the University of Nevada, Las Vegas

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes current contracts with the Department of Education

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:
    Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:
    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	psmorr1	07/30/2026 16:17:55 PM
Division Approval	psmorr1	07/30/2026 16:23:57 PM
Department Approval	psmorr1	07/30/2026 16:46:23 PM
Contract Manager Approval	khoy1	07/31/2026 15:14:56 PM
Budget Analyst Approval	mranki1	08/10/2026 09:04:37 AM

Joe Lombardo
Governor

Victor Wakefield, Ph.D.
Superintendent of Public Instruction

Southern Nevada Office
2080 E. Flamingo Road, Suite 210
Las Vegas, Nevada 89119-0811
Phone: (702) 486-6458
Fax: (702) 486-6450

STATE OF NEVADA
DEPARTMENT OF EDUCATION

700 E. Fifth Street | Carson City, Nevada 89701-5096
Phone: (775) 687-9200 | www.doe.nv.gov | Fax: (775) 687-1116

MEMORANDUM

TO: Tiffany Greenameyer, Clerk of the Board, Board of Examiners

FROM: Victor Wakefield, Superintendent of Public Instruction VW Victor Wakefield

DATE: July 20, 2026

SUBJECT: Retroactive Memo for Interlocal Contract – Board of Regents, Nevada System of Higher Education on behalf of the University of Nevada, Las Vegas

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This memorandum requests retroactive approval for a Fiscal Year 2026-Fiscal Year 2027 contract funded by the Office of Educator Development, Licensure, and Family Engagement Title II, Part A Teacher & Principal Training and Recruiting and the Office of Early Learning and Development. The agreement is established between the Nevada Department of Education (NDE) and the Board of Regents, Nevada System of Higher Education on behalf of the University of Nevada, Las Vegas with a performance period from May 04, 2026, through September 30,2026.

Due to administrative complexities encountered during contract execution, specifically delays in negotiation of contract language between the University of Nevada, Las Vegas Legal and the NDE Legal, and signature processing, the formal agreement was not fully executed prior to the planned start date.

To satisfy time-sensitive program deadlines and ensure the successful delivery of the P-3 Leadership Development conference for Local Education Agency leadership during the summer school break, it was necessary for services to commence on May 04, 2026. Delaying the start date would have severely disrupted the scheduling and execution of this critical professional development initiative.

NDE respectfully requests retroactive approval of this contract to ensure compliance with state procurement and contracting requirements, and to formalize the validation of work performed under this agreement.

If you require additional information or further assistance, please contact the contracts team via email at ndecontracts@doe.nv.gov.

cc Heidi Haartz, Interim Deputy Superintendent, Student Investment Division
Christy McGill, Deputy Superintendent Educator Effectiveness & Family Engagement
Torrey Palmer, Deputy Superintendent, Student Achievement Division
Jeff Briske, Education Program Director, Office of Educator Development, Licensure and Family Engagement

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32761**

		Legal Entity Name:	Department of Administration Hearings Division
Agency Name:	**NDE - DEPARTMENT OF EDUCATION**	Contractor Name:	**Department of Administration Hearings Division**
Agency Code:	**300**	Address:	**2200 S Rancho Drive Ste 220**
Appropriation Unit:	**2705-04**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89102**
If "No" please explain:	Not Applicable	Contact/Phone:	Lino Jasso 7024862525
		Vendor No.:	
		NV Business ID:	Governmental Entity

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/10/2026**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2030**
   Contract term: **3 years and 325 days**

4. Type of contract: **Interlocal Agreement**
   Contract description: **Hearing Division**

5. Purpose of contract:

This is a new interlocal agreement to provide a Hearings Officer.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$45,000.00**

Other basis for payment: As Invoiced by the Vendor and accepted by the State.

II. JUSTIFICATION

7. What conditions require that this work be done?

The Department of Education is required to conduct a hearing if a matter is contested; to ensure the hearings are conducted by a third party, NDE has reached out to the Department of Administration to secure trained expertise in the process for immediate and future needs.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The Department of Education does not currently have on staff trained experts in the legal process with the prerequisite knowledge for this type of need; also, by obtaining services from trained professionals outside of the Department, NDE offers more of an impartial representation from an unbiased expert.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

In Accordance with NRS 277.180 the agency has contracted with the Department of Administration Hearings Division

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Previous contracts with the Department of Education, satisfactory

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:
    Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	psmorr1	07/24/2026 08:59:59 AM
Division Approval	psmorr1	07/24/2026 09:00:03 AM
Department Approval	hsakelar	08/03/2026 06:44:36 AM
Contract Manager Approval	khoy1	08/03/2026 15:07:22 PM
Budget Analyst Approval	mranki1	08/10/2026 08:34:40 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32575**

		Legal Entity Name:	GAY AND LESBIAN COMMUNITY CENTER OF SOUTHERN NEVADA INC
Agency Name:	**STATE PUBLIC CHARTER SCHOOL AUTHORITY**	Contractor Name:	**GAY AND LESBIAN COMMUNITY CENTER OF SOUTHERN NEVADA INC**
Agency Code:	**315**	Address:	**401 S MARYLAND PKWY**
Appropriation Unit:	**2711-04**		
Is budget authority available?:	**Yes**	City/State/Zip	**LAS VEGAS, NV 89101-7206**
If "No" please explain:	Not Applicable	Contact/Phone:	Veronica Arana 702-733-9800
		Vendor No.:	T29034736
		NV Business ID:	NV19931068731

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Sponsorship**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

Agency Reference #: 315

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/17/2026**
   Anticipated BOE meeting date 09/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/30/2030**
   Contract term: **3 years and 318 days**

4. Type of contract: **Contract**
   Contract description: **OPR Provider**

5. Purpose of contract:

   This is a new contract to provide ongoing ordering, prescribing, and referring services for Medicaid eligible school health services.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$80,640.00**

   Other basis for payment: $12 per review x 120 monthly= $1,440 + $6 per re-review x 40 monthly = $240 $1680 x 12 months = $20,160/year $20,160 x 4 years = $80,640

II. JUSTIFICATION

7. What conditions require that this work be done?

   For Charter Schools to bill Medicaid for school based health services, an OPR form must be reviewed and signed annually by a credentialed provider for students receiving those services.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   This work must be performed by a credentialed provider per MSM 800

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Sam Anderson, PA
Morning Star Integrated Health Center
GAY AND LESBIAN COMMUNITY CENTER OF SOUTHERN NEVADA INC
Aaron Trent, PA

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

The vendor best met the parameters of the SOW.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No
    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:
    Non-profit Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?
    Yes

17. Not Applicable

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?
    Yes

19. Agency Field Contract Monitor:
    Katy Huneycutt, MAII Ph: 775-531-3390
    null, null Ph: null

20. Contract Status:
    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	dfrohlic	06/29/2026 11:40:08 AM
Division Approval	dfrohlic	06/29/2026 11:40:10 AM
Department Approval	dfrohlic	06/29/2026 11:40:12 AM
Contract Manager Approval	dfrohlic	06/29/2026 11:40:14 AM
Budget Analyst Approval	lramire7	08/17/2026 08:56:58 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32550**

		Legal Entity Name:	BRADY INDUSTRIES OF NEVADA, LLC
Agency Name:	**DHS - PUBLIC AND BEHAVIORAL HEALTH**	Contractor Name:	**BRADY INDUSTRIES OF NEVADA, LLC**
Agency Code:	**406**	Address:	**1400 AMERICAN LANE, SUITE 300**
Appropriation Unit:	**3161-07**		
Is budget authority available?:	**Yes**	City/State/Zip	**SCHAUMBURG, IL 60173**
If "No" please explain:	Not Applicable	Contact/Phone:	Stephen Waite 702-876-3990
		Vendor No.:	PUR0001402
		NV Business ID:	NV20081434223

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: SA 18759

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/14/2026**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/29/2028**
   Contract term: **1 year and 320 days**

4. Type of contract: **Other (include description): Service Agreement**
   Contract description: **Equipment Servicing**

5. Purpose of contract:

   This is a new service agreement under statewide contract #99SWC-NV26-26810 which provides building and industrial maintenance services. This service agreement provides preventative maintenance to janitorial equipment.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$14,240.00**
   Payment for services will be made at the rate of $7,120.00 per Year

II. JUSTIFICATION

7. What conditions require that this work be done?

   In order to maintain consistent janitorial services, it is essential that equipment be in fully functioning order and routine maintenance is conducted to ensure that.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   The agency does not have staff qualified to perform routine maintenance on specialty janitorial equipment.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):
   b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Pursuant to statewide contract #99SWC-NV26-26810 and in accordance with NRS 333, the selected vendor was selected by an independently appointed evaluation committee.

d. Last bid date: 09/25/2025 Anticipated re-bid date: 06/29/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	msilzell	07/20/2026 12:06:12 PM
Division Approval	msilzell	07/20/2026 12:06:14 PM
Department Approval	msilzell	07/20/2026 12:06:18 PM
Contract Manager Approval	lstidha1	08/14/2026 15:53:04 PM
Budget Analyst Approval	rgiffor1	08/14/2026 16:29:21 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32438**

		Legal Entity Name:	KPS/3
Agency Name:	**DHS - PUBLIC AND BEHAVIORAL HEALTH**	Contractor Name:	**KPS/3**
Agency Code:	**406**	Address:	**500 RYLAND ST STE 300**
Appropriation Unit:	**3214-04**		
Is budget authority available?:	**Yes**	City/State/Zip	**RENO, NV 89502-1662**
If "No" please explain:	Not Applicable	Contact/Phone:	Sarah Polito 775-846-0046
		Vendor No.:	PUR0004720
		NV Business ID:	NV19941094961

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: SA 18753

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/26/2026**
   Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **07/30/2027**
   Contract term: **338 days**

4. Type of contract: **Contract**
   Contract description: **Marketing Services**

5. Purpose of contract:

This is a new service agreement under statewide contract #99SWC-NV23-17886 which provides consulting, marketing, and education services. This service agreement provides training modules for Nevada Women, Infants, and Children staff on policies, procedures, services, and related material.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$67,500.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

These training modules will serve to support statewide employee education, operational consistency, and program compliance, including foundational and advanced instruction related to Nevada Women, Infants, and Children policies, procedures, participant services, nutrition education, certification processes, and integrated practicum activities.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees are unable to perform this work because it requires specialized expertise in instructional design, and web-based platform development that is not available within existing agency staff resources.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Pursuant to RFP #99SWC-NV23-17886, and in accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

d. Last bid date: 08/08/2023 Anticipated re-bid date: 04/30/2027

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	msilzell	08/07/2026 08:48:38 AM
Division Approval	msilzell	08/07/2026 08:48:41 AM
Department Approval	msilzell	08/07/2026 08:48:43 AM
Contract Manager Approval	lstidha1	08/13/2026 15:02:26 PM
Budget Analyst Approval	rgiffor1	08/26/2026 09:59:20 AM

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

Michael D. Smith Jr.
Deputy Director/CTO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Andrea Rivers, Administrator, DPBH, DHS
Kareen Filippi, Management Analyst III, DPBH, DHS

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
Michael D. Smith Jr., Deputy Director/Chief Technology Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD
Jared Wilkin, Interim Chief IT Manager, Client Services Division, GTO

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – DPBH – *KPS3 Training Platform* – TIE 1852, Revision 1 – BA(s) 3214 **(Approved with Conditions)**

DATE: June 17, 2026

We have completed our review of the Department of Human Services (DHS), Division of Public and Behavioral Health (DPBH) investment which has an estimated total value of $67,500.00, allocated to FY2027 as one-time costs.

Funding source(s): 100% Federal Grant.

This investment is **conditionally approved.** The agreement will provide creative development, instructional design, and production services for a centralized Nevada WIC training platform supporting statewide staff education, consistent program administration, workforce development, and compliance with federal and State WIC requirements. The solution supports multilingual content in five languages, public access for non-State users, semantic search, and resource sharing through email and SMS. These requirements are not supported by NEOGOV Learn or the State's Optimizely environment. The agency has therefore adequately resolved the duplicative-spend concern.

The investment presents manageable business and cybersecurity risk because the platform is limited to public educational content, does not provide public user accounts, and does not store participant or visitor information within the application. The architecture nevertheless relies on multiple external cloud services, including Vercel, Sanity, Pinecone, Twilio, SendGrid, and Google Analytics.

Before production deployment:

- The agency must complete and document an information security review addressing system architecture, data flows, administrative access, logging, retention, incident response, vendor responsibilities, data ownership, transient processing of email addresses and telephone numbers, analytics configuration, and third-party delivery records.
- The vendor's assertion that GovRAMP authorization is inapplicable because the system will not store State data does not eliminate the State's cloud-security requirements. The agency must document the GovRAMP status of each cloud component and provide GovRAMP authorization, State-accepted equivalent security evidence, or an approved risk treatment for any component that is not authorized.

The agency can obtain full approval by submitting evidence that the required information security review has been completed, identified risks have been remediated or formally accepted by the agency, and the applicable GovRAMP or State-accepted equivalent security requirements for each cloud service have been satisfied.

Routine operational processes including access administration, multifactor authentication, vulnerability management, continuity planning, records retention, accessibility, vendor oversight, and secure service termination remain the agency's responsibility throughout the system lifecycle and are not conditions for closing the TIE review unless the security review identifies a specific deficiency requiring corrective action. Upon verification of the stated TIE conditions, the investment qualifies for full approval.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **29463**

Amendment Number: **1**

Legal Entity Name: KPS/3

Agency Name: **DHS - PUBLIC AND BEHAVIORAL HEALTH**

Contractor Name: **KPS/3**

Agency Code: **406**

Address: **500 RYLAND ST STE 300**

Appropriation Unit: **3214-48**

Is budget authority available?: **Yes**

City/State/Zip **RENO, NV 89502-1662**

If "No" please explain: Not Applicable

Contact/Phone: Sarah Polito 775-846-0046

Vendor No.: PUR0004720

NV Business ID: NV19941094961

To what State Fiscal Year(s) will the contract be charged? **2025-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: C 18411

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **06/10/2025**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **07/30/2028**

Contract term: **3 years and 51 days**

4. Type of contract: **Contract**

Contract description: **Marketing Services**

5. Purpose of contract:

This is the first amendment to the original service agreement under statewide contract #99SWC-NV23-17886 which provides consulting, marketing, and education services. This service agreement provides services to develop an online nutrition education platform and educational materials for the Women, Infant, and Children program participants. This amendment increases the maximum amount from $925,830.00 to $960,313.07 due to the additional outreach materials.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$925,830.00	$925,830.00	$925,830.00	Yes - Action
2.	Amount of current amendment (#1):	$34,483.07	$34,483.07	$34,483.07	Yes - Info
3.	New maximum contract amount:	$960,313.07			

II. JUSTIFICATION

7. What conditions require that this work be done?

Modernization efforts to expand and enhance the WIC program.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Lack of expertise and agency capacity.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

Pursuant to RFP #99SWC-NV23-17886, and in accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

   d. Last bid date: 08/11/2023 Anticipated re-bid date: 08/11/2027

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Statewide contract 99SWC-NV23-17886. The vendor has worked with the division in the past with satisfactory results.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	msilzell	07/20/2026 12:20:37 PM
Division Approval	msilzell	07/20/2026 12:20:39 PM
Department Approval	msilzell	07/20/2026 12:20:43 PM
Contract Manager Approval	lstidha1	07/27/2026 13:00:49 PM
EITS Approval	ljean	07/27/2026 13:13:24 PM
Budget Analyst Approval	rgiffor1	08/14/2026 14:29:44 PM

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

Michael D. Smith Jr.
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100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
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M E M O R A N D U M

TO: Andrea Rivers, Administrator, DPBH, DHS
Kareen Filippi, Management Analyst III, DPBH, DHS

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
Michael D. Smith Jr., Deputy Director/Chief Technology Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – DHS – *KPS3 Modernization* – TIE 1851, Revision 1 – BA(s) 3214 **(Approved with Conditions)**

DATE: June 11, 2026

We have completed our review of the Department of Human Services (DHS), Division of Public and Behavioral Health (DPBH) investment which has an estimated total value of $960,313.00, allocated to the current biennium as follows:

Row Labels	FY26	FY27	Grand Total
One-Time Cost	**$ 895,830.00**	**$ 64,483.00**	**$ 960,313.00**
5 Short Form Outreach Videos for th		$ 16,000.00	$ 16,000.00
Creative Project Development	$ 50,000.00		$ 50,000.00
Marketing Outreach Materials		$ 18,483.00	$ 18,483.00
Platform	$ 845,830.00		$ 845,830.00
Website Maintence		$ 30,000.00	$ 30,000.00
Grand Total	**$ 895,830.00**	**$ 64,483.00**	**$ 960,313.00**

Funding source(s): 100% Federal Grant.

GTO **conditionally approves** this investment. This amendment to the existing contract with KPS3 is for consulting, marketing, education, and platform support services for the Women, Infants, and Children

nutrition education platform. It increases the contract amount to add outreach and supportive education materials that strengthen participant communication, support consistent educational messaging, improve accessibility to nutrition education resources, and allow WIC state agency staff to create, update, and scale content within the web application.

The investment supports the State's technology objectives by improving digital service delivery, expanding access to participant-facing education resources, and enabling more consistent and scalable program communication. The business case supports continuation of the underlying platform and the amendment amount is limited to additional outreach and education scope. Routine project delivery items, including confirmation that the amendment remains within scope, vendor coordination, implementation scheduling, operational support assignments, and ordinary project management controls, must be managed through the agency's normal contract administration and project management processes.

Conditional approval is based on the following hosting, cybersecurity, and enterprise-service alignment conditions:

- Provide sufficient security and hosting documentation for Vercel, including GovRAMP status or equivalent documented cloud security evidence.
- Identify the data classification for the hosted content and confirm whether participant information, confidential information, or other regulated data is collected, stored, processed, transmitted, or displayed through the Vercel-hosted portion.
- Document identity and access management controls, administrative access controls, logging and monitoring responsibilities, vulnerability and patch management practices, incident response obligations, and agency/vendor operational responsibilities for the hosted environment.
- Revise the hosting approach or provide additional business and technical justification before proceeding with the Vercel-hosted component if Vercel is duplicative of Optimizely without a documented need.

The agency must **update the TIE and provide evidence** that the conditions have been met before a fully approved memo is issued.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **31443**

Amendment Number: **1**

Legal Entity Name: CARAHSOFT TECHNOLOGY CORPORATION

Agency Name: **DSS - SOCIAL SERVICES**

Contractor Name: **CARAHSOFT TECHNOLOGY CORPORATION**

Agency Code: **407**

Address: **CORPORATION**

Appropriation Unit: **3228-40**

11493 SUNSET HILLS RD STE 100

Is budget authority available?: **Yes**

City/State/Zip **RESTON, VA 20190-5230**

If "No" please explain: Not Applicable

Contact/Phone: 703/871-8500

Vendor No.: PUR0004357

NV Business ID: NV20151127305

To what State Fiscal Year(s) will the contract be charged? **2026-2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**75.00 %**	Fees	0.00 %
X	Federal Funds	**25.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 407

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **01/13/2026**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **09/15/2026**

Contract term: **1 year and 60 days**

4. Type of contract: **Other (include description): Service Agreement - 99SWC-NV24-17504**

Contract description: **SNAP Continuous Eval**

5. Purpose of contract:

This is the first amendment to the original service agreement under statewide contract #99SWC-NV24-17504 which provides cloud services. This service agreement provides Supplemental Nutrition Assistance Program continuous evaluation services to identify cases with specific criteria to allow the avoidance of overpayments and eligibility errors. This amendment extends the termination date from September 15, 2026 to March 15, 2027 and increases the maximum amount from $1,410,526.35 to $1,473,684.27 due to the continued need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$1,410,526.35	$1,410,526.35	$1,410,526.35	Yes - Action
2.	Amount of current amendment (#1):	$63,157.92	$63,157.92	$63,157.92	Yes - Info
3.	New maximum contract amount:	$1,473,684.27			
	and/or the termination date of the original contract has changed to:	03/15/2027			

II. JUSTIFICATION

7. What conditions require that this work be done?

The division continues its efforts to decrease the federal SNAP case error rates to avoid an unbudgeted increase of state match funding requirements of benefit assistance effective 10/01/2026, approved in the federal "One Big Beautiful Bill" to the Supplemental Nutrition Assistance Program. Section 9, SB 4 of the 36th 2025 Legislative Session authorizes General Fund Appropriations for vendor costs for the administration of the federal SNAP program to assist in decreasing the state of Nevada's SNAP Error Rate.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the expertise or resources to provide these services.

9. Were quotes or proposals solicited? No

   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

99SWC-NV24-17504 is a statewide contract which is permissive for state agencies.

   d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Currently under contract with the State of Nevada and the Division of Social Services and performing satisfactory services.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date

Budget Account Approval	cbuscay	08/03/2026 14:25:04 PM
Division Approval	cbuscay	08/03/2026 14:25:08 PM
Department Approval	rthomps1	08/18/2026 11:30:03 AM
Contract Manager Approval	mpomerle	08/31/2026 15:38:18 PM
EITS Approval	ljean	09/01/2026 11:45:50 AM
Budget Analyst Approval	khal5	09/11/2026 10:34:48 AM

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Deputy CIO– COO

David 'Ax' Axtell
Deputy CIO – CTO

STATE OF NEVADA
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100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
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M E M O R A N D U M

TO: Robert Thompson, Administrator, DSS
Kelly Cantrelle, Deputy Administrator, Program Field Operations, DSS
Crystal Buscay, Chief Financial Officer, DSS
Andrew Tucker, Chief IT Manager, DSS

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Deputy CIO - Chief Operations Officer, GTO
David Axtell, Deputy CIO - Chief Technology Officer, GTO
Adam Miller, Deputy Director, OISCD

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – DHS – *SNAP Error Rate Reduction vis Work Number Data Analysis* – TIE 1476, Revision 1 – BA(s) 3228

DATE: December 11, 2025

We have completed our review of the Department of Human Services (DHS), Division of Social Services (DSS) investment, which has an estimated total value of $1,515,789.47, allocated to the current biennium, as follows:

Cost Type	FY26	FY27	Grand Total
One-Time Cost	**$ 1,326,315.79**		**$ 1,326,315.79**
One time activation fee	$ 1,326,315.79		$ 1,326,315.79
Ongoing Cost	**$ 63,157.89**	**$ 126,315.79**	**$ 189,473.68**
Continuous Evaluation for SNAP	$ 63,157.89	$ 126,315.79	$ 189,473.68
Grand Total	**$ 1,389,473.68**	**$ 126,315.79**	**$ 1,515,789.47**

Funding source(s): 50% Federal Grant and 50% General Fund.

This investment will expand the use of Work Number data analytics by DSS to help maintain and further reduce Nevada's Supplemental Nutrition Assistance Program (SNAP) error rate. The analytics tools would enable DSS to identify cases most likely to contain inconsistencies before they become reportable errors, allowing the agency to intervene earlier, validate income more effectively, and improve overall program accuracy.

Nevada has long operated one of the strongest SNAP programs in the country, with consistently low error rates and timely processing for applicants. However, the passage of H.R.1 (the One Big Beautiful Bill Act) changed federal performance standards and placed more financial risk on states. The new six percent cost-share threshold introduces the possibility of Nevada facing tens of millions of dollars in state funding liability if error rates exceed federal limits, despite the fact that DSS continues to reduce errors through staff retraining and operational adjustments.

Investment in Work Number analytics as a modernization effort aligns with this new regulatory environment. The technology provides more precise targeting of high-risk cases and strengthens frontline decision-making, reducing the likelihood of costly payment errors. It also offers a scalable, data-driven supplement to traditional caseworker review methods, which were effective under prior rules but are no longer sufficient to guarantee compliance with the more stringent federal standard.

Overall, the investment directly supports statutory compliance, mitigates potentially large financial liabilities, and improves Nevada's ability to sustain its historically strong SNAP performance despite federal changes. As the program environment becomes more risk-sensitive, adopting advanced analytics represents a practical and defensible step to maintain accuracy and protect state resources.

The GTO TIE investment and implementation risk score indicates a low risk, and the technology risk score indicates an overall low level of cybersecurity risk for this investment.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32690**

		Legal Entity Name:	James F. Thomson, Jr. dba American Southwest Electric
Agency Name:	**DHS - CHILD AND FAMILY SERVICES**	Contractor Name:	**James F. Thomson, Jr. dba American Southwest Electric**
Agency Code:	**409**	Address:	**4485 RIVIERA RIDGE AVE**
Appropriation Unit:	**3148-07**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89115-1877**
If "No" please explain:	Not Applicable	Contact/Phone:	Randy Ellis 702-643-2900
		Vendor No.:	T29035625
		NV Business ID:	NV20101199025

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **09/08/2026**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2030**

Contract term: **3 years and 296 days**

4. Type of contract: **Contract**

Contract description: **HVAC Maintenance**

5. Purpose of contract:

This is a new contract to provide ongoing HVAC repair and maintenance services at the Summit View Youth Center.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$25,440.00**

Other basis for payment: Individual service rates and materials are included in the contract.

II. JUSTIFICATION

7. What conditions require that this work be done?

This contract is for ongoing HVAC and maintenance that may need to be done on an as needed basis. Summit View Youth Center currently has 35 air conditioning units and several kitchen refrigeration units that need to be maintained.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

There is insufficient staffing and qualified state employees to properly maintain these units.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

American Southwest Electric
Chill Rite HVAC
Bombard Mechanical LLC

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

American Southwest is currently contracted with agency and services proved have proven to be satisfactory. The chosen Vendor also kept rates the same for all 4 years with no increase in rates each year.

d. Last bid date: 04/14/2026 Anticipated re-bid date: 04/14/2030

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Vendor has been under contract with the Division for various projects starting in 2016. Services have been satisfactory.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Sole Proprietor

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    Yes

18. Not Applicable

19. Agency Field Contract Monitor:

    null, null Ph: null

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	cchurc2	07/08/2026 13:49:53 PM
Division Approval	bmcdani	08/28/2026 09:30:54 AM
Department Approval	jvanderl	08/31/2026 13:12:53 PM
Contract Manager Approval	sknigge	09/08/2026 11:40:46 AM
Budget Analyst Approval	mgassawa	09/08/2026 14:17:27 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32763**

		Legal Entity Name:	American Door Installation LP
Agency Name:	**DHS - CHILD AND FAMILY SERVICES**	Contractor Name:	**American Door Installation LP**
Agency Code:	**409**	Address:	**209 W. Mayflower Ave**
Appropriation Unit:	**3646-07**		
Is budget authority available?:	**Yes**	City/State/Zip	**North Las Vegas, NV 89030**
If "No" please explain:	Not Applicable	Contact/Phone:	Liz Rasmussen 702-431-4171
		Vendor No.:	Pending
		NV Business ID:	NV20031215752

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**61.00 %**	Fees	0.00 %
X	Federal Funds	**39.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/25/2026**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2030**

Contract term: **3 years and 310 days**

4. Type of contract: **Contract**

Contract description: **Door Installation**

5. Purpose of contract:

This is a new contract to provide the annual fire door inspections.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$28,356.00**

Payment for services will be made at the rate of $6,255.00 per Calendar Year 2026

Other basis for payment: $6,811 for Calendar Year 2027; $7,367 for Calendar Year 2028; $7,923 for Calendar Year 2029

II. JUSTIFICATION

7. What conditions require that this work be done?

These services are required to keep the Division compliant with local and state fire codes, the Bureau of Health Care Quality and Compliance and the Joint Commission.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the skills or experience to perform these services.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Life Safety Services
American Door Installation
Superior Life Safety

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This vendor was selected due to their experience and pricing.

d. Last bid date: 05/15/2026 Anticipated re-bid date: 05/15/2030

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

    Cecilia Vega, Fiscal Monitor Ph: null

    Chris Berg, Program Monitor Ph: null

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	prassie1	07/22/2026 14:39:42 PM
Division Approval	sknigge	08/03/2026 16:06:25 PM
Department Approval	bmcdani	08/25/2026 08:24:28 AM
Contract Manager Approval	jvanderl	08/25/2026 08:25:17 AM
Budget Analyst Approval	mgassawa	08/25/2026 08:45:26 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32782**

		Legal Entity Name:	THE W. W. WILLIAMS COMPANY LLC
Agency Name:	**DHS - CHILD AND FAMILY SERVICES**	Contractor Name:	**THE W. W. WILLIAMS COMPANY LLC**
Agency Code:	**409**	Address:	**400 Metro Place North, Ste 201**
Appropriation Unit:	**3646-07**		
Is budget authority available?:	**Yes**	City/State/Zip	**Dublin, OH 43017**
If "No" please explain:	Not Applicable	Contact/Phone:	Brandon Nerida 702-672-4596
		Vendor No.:	
		NV Business ID:	NV20161487647

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**61.00 %**	Fees	0.00 %
X	Federal Funds	**39.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/25/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **06/30/2030**
   Contract term: **3 years and 310 days**

4. Type of contract: **Contract**
   Contract description: **Generator Maintenanc**

5. Purpose of contract:
   This is a new contract to provide ongoing generator preventative maintenance and repair services.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$11,500.00**
   Other basis for payment: See attached Rates Sheet.

II. JUSTIFICATION

7. What conditions require that this work be done?
   Desert Willow Treatment Center relies on an emergency standby generator to provide uninterrupted electrical service during power outages. Routine preventative maintenance, inspections, testing, and servicing are required to maintain system reliability, reduce unexpected failures, protect critical infrastructure, and ensure emergency power is available for patient safety and facility operations. Services are performed according to manufacturer recommendations and NFPA 110 standards.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   State employees in DCFS do not have the tools, training, and expertise to maintain equipment of this type.

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? No
   a. List the names of vendors that were solicited to submit proposals (include at least three):

Gen Tech
Power Gen
The W.W. Williams Company LLC

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This vendor showed responsiveness to the solicitation and demonstrated their ability to provide the services that are requested. The rates schedule also remained the same for all four years of the contract.

d. Last bid date: 06/18/2026 Anticipated re-bid date: 06/18/2030

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:
    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?
    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?
    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?
    Yes

19. Agency Field Contract Monitor:
    Cecilia Vega, null Ph: null
    null, null Ph: null
    Rick Rassier, null Ph: null

20. Contract Status:
    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	prassie1	07/21/2026 11:44:26 AM
Division Approval	jvanderl	07/27/2026 14:07:35 PM
Department Approval	sknigge	07/28/2026 07:30:34 AM
Contract Manager Approval	bmcdani	08/25/2026 09:31:31 AM
Budget Analyst Approval	mgassawa	08/25/2026 09:33:55 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32765**

		Legal Entity Name:	EMPIRE SOUTHWEST, LLC
Agency Name:	**ADJUTANT GENERAL & NATIONAL GUARD**	Contractor Name:	**EMPIRE SOUTHWEST, LLC**
Agency Code:	**431**	Address:	**3300 SAINT ROSE PARKWAY**
Appropriation Unit:	**3650-10**		
Is budget authority available?:	**Yes**	City/State/Zip	**HENDERSON, NV 89052**
If "No" please explain:	Not Applicable	Contact/Phone:	JEFFREY.HAYEK@EMPIRE-CAT.COM 702-540-5347
		Vendor No.:	T32014588
		NV Business ID:	NV20232672852

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 431

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/12/2026**
   Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **07/31/2029**
   Contract term: **2 years and 354 days**
4. Type of contract: **Contract**
   Contract description: **Generator Repair**
5. Purpose of contract:

This is a new contract to provide generator repairs at the field maintenance shop located in Las Vegas.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$58,722.16**

II. JUSTIFICATION

7. What conditions require that this work be done?

Provide repairs for a MTU Onsite Energy generator model# 16V2000G85TB VIN: WA-581155-1012. The repairs include radiator removal, rebuilding and re-install and to include fan guard repair and installing a new radiator fan vendor provide and installed.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the skill set nor tools for the work needed.

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? No
   a. List the names of vendors that were solicited to submit proposals (include at least three):

ARC Generator
WW Williams
Empire Southwest

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

After compiling from the scoresheet, Empire Southwest, was selected as the best vendor for the work needed.

d. Last bid date: 06/12/2026 Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Our agency has had one other contract with the vendor, 30653, and did excellent work.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	csnido1	07/16/2026 10:29:36 AM
Division Approval	csnido1	07/16/2026 10:29:38 AM
Department Approval	csnido1	08/10/2026 13:18:53 PM
Contract Manager Approval	csnido1	08/10/2026 13:18:55 PM
Budget Analyst Approval	lramire7	08/12/2026 14:46:36 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32689**

		Legal Entity Name:	OPTIMA CHANGE MANAGEMENT LLC DBA OPTIMA HEALING AND RECOVERY
Agency Name:	**ADJUTANT GENERAL & NATIONAL GUARD**	Contractor Name:	**OPTIMA CHANGE MANAGEMENT LLC DBA OPTIMA HEALING AND RECOVERY**
Agency Code:	**431**	Address:	**1389 GALLERIA DRIVE, SUITE 110**
Appropriation Unit:	**3650-04**		
Is budget authority available?:	**Yes**	City/State/Zip	**HENDERSON, NV 89014**
If "No" please explain:	Not Applicable	Contact/Phone:	JASON SMITH 702-329-3370
		Vendor No.:	T29052675
		NV Business ID:	NV20243172953

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 431

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/20/2026**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **07/31/2029**

Contract term: **2 years and 346 days**

4. Type of contract: **Contract**

Contract description: **Behavioral Health**

5. Purpose of contract:

This is a new contract to provide access to a behavioral health management platform.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$14,800.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

This is to help employees and soldiers alike with behavioral health management.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

This is to assist with state employees, therapists, with the handling of the employees and soldiers.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Reliable
Icanotes
Optima Healing Recovery

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Vendor submitted the best price for the work needed.

d. Last bid date: 06/30/2026 Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	csnido1	07/08/2026 10:14:26 AM
Division Approval	csnido1	07/08/2026 10:14:27 AM
Department Approval	ctyle1	07/10/2026 09:59:21 AM
Contract Manager Approval	csnido1	08/18/2026 10:07:14 AM
Budget Analyst Approval	lramire7	08/20/2026 10:46:42 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32768**

		Legal Entity Name:	PLUMB LINE MECHANICAL, INC.
Agency Name:	**ADJUTANT GENERAL & NATIONAL GUARD**	Contractor Name:	**PLUMB LINE MECHANICAL, INC.**
Agency Code:	**431**	Address:	**449 W COMMERCIAL STREET**
Appropriation Unit:	**3650-28**		
Is budget authority available?:	**Yes**	City/State/Zip	**ELKO, NV 89801**
If "No" please explain:	Not Applicable	Contact/Phone:	TINO AYALA 775-753-7586
		Vendor No.:	T29024917
		NV Business ID:	NV20041377558

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 431

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/12/2026**
   Anticipated BOE meeting date 09/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **322 days**

4. Type of contract: **Contract**
   Contract description: **Water Line**

5. Purpose of contract:

   This is a new contract to provide installation of a water line and yard hydrant at the Carlin location.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$20,366.29**

II. JUSTIFICATION

7. What conditions require that this work be done?

   Provide new an installation of a water line and yard hydrant in Carlin.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   State employees do not have the skill set nor tools for the work needed.

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   Plumb line Mechanical
   Charles Chester Plumbing
   KAP Mechanical

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

Vendor submitted the price for the work needed.

d. Last bid date: 07/08/2026 Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

No

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

Yes

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	csnido1	07/16/2026 12:20:39 PM
Division Approval	csnido1	07/16/2026 12:20:41 PM
Department Approval	csnido1	08/10/2026 13:17:53 PM
Contract Manager Approval	csnido1	08/10/2026 13:17:57 PM
Budget Analyst Approval	lramire7	08/12/2026 15:02:53 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32937**

		Legal Entity Name:	Simerson Construction LLC
Agency Name:	**DEPARTMENT OF CORRECTIONS**	Contractor Name:	**Simerson Construction LLC**
Agency Code:	**440**	Address:	**2950 Arrowhead Dr.**
Appropriation Unit:	**3759-07**		
Is budget authority available?:	**Yes**	City/State/Zip	**Carson City, NV 89706**
If "No" please explain:	Not Applicable	Contact/Phone:	Dru Simerson 775-883-3133
		Vendor No.:	T27040090
		NV Business ID:	NV20151046029

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **09/02/2026**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **301 days**

4. Type of contract: **Contract**
   Contract description: **LCC Valve Repair**

5. Purpose of contract:

This is a new contract to provide services to replace the valve on the main water supply from the Lovelock Meadows Water District that supplies Lovelock Correctional Center with water.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$17,360.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

The valve on the pipe delivering water to LCC from the Lovelock Meadows Water District (LMWD) is broken and requires replacement. The valve needs to be repaired in order to ensure that LCC may receive water.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

NDOC does not have qualified personnel to perform this work. No state agency offers these services.

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

D & D Plumbing
A & K Earthmovers
Simerson Construction LLC

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Only Vendor to supply a quote.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	msmi59	08/28/2026 15:02:02 PM
Division Approval	tmyler2	08/28/2026 15:17:27 PM
Department Approval	tmyler2	08/28/2026 15:17:30 PM
Contract Manager Approval	blewalle	08/31/2026 09:08:49 AM
Budget Analyst Approval	vyoungb	09/02/2026 12:37:01 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32812**

		Legal Entity Name:	Ryan Mechanical Inc.
Agency Name:	**DEPARTMENT OF CORRECTIONS**	Contractor Name:	**Ryan Mechanical Inc.**
Agency Code:	**440**	Address:	**3335 Wynn Road**
Appropriation Unit:	**3760-09**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89102**
If "No" please explain:	Not Applicable	Contact/Phone:	Kris Pool 702-631-7777
		Vendor No.:	PUR0002940
		NV Business ID:	NV19961127625

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/28/2026**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **306 days**

4. Type of contract: **Contract**
   Contract description: **Culinary HVAC repair**

5. Purpose of contract:

This is a new contract to provide a replacement roof mounted heating, ventilation, and air conditioning unit that supports the culinary section at Casa Grande Transitional Housing.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$43,800.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

The HVAC unit that supports the Culinary at Casa Grande Transitional Housing is failing and needs replacement.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

NDOC does not have qualified personnel to perform this work. No State agencies offer this service.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

US Mechanical LLC.
Royal AC
Ryan Mechanical Inc.

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Only vendor to submit a proposal. Emergency approval obtained from Purchasing Administrator to forgo RFP requirements.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	msmi59	08/24/2026 09:51:14 AM
Division Approval	tmyler2	08/24/2026 13:42:57 PM
Department Approval	tmyler2	08/24/2026 13:43:01 PM
Contract Manager Approval	blewalle	08/24/2026 14:25:25 PM
Budget Analyst Approval	vyoungb	08/28/2026 14:40:15 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32764**

		Legal Entity Name:	Insight Public Sector, Inc.
Agency Name:	**DEPARTMENT OF AGRICULTURE**	Contractor Name:	**Insight Public Sector, Inc.**
Agency Code:	**550**	Address:	**2701 E Insight Way**
Appropriation Unit:	**4554-26**		
Is budget authority available?:	**Yes**	City/State/Zip	**Chandler , AZ 85286**
If "No" please explain:	Not Applicable	Contact/Phone:	501-505-4155
		Vendor No.:	PUR0004545
		NV Business ID:	NV20021477454

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 27-07

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/20/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **10/31/2027**

Contract term: **1 year and 72 days**

4. Type of contract: **Other (include description): Service Agreement**

Contract description: **GAP Analysis**

5. Purpose of contract:

This is a new Service agreement under Statewide Contract 99SWC-NV23-12500 to provide purchase of software licensing, support and related services. This contract provides CIS v8 Controls Gap Analysis.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$24,440.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

This project is required to meet the SLCGP Objective 2, which requires state and local agencies to understand their current cybersecurity posture through continuous testing, evaluation, and structured assessments. A CIS v8 Gap Analysis directly fulfills this requirement by identifying vulnerabilities, assessing existing controls, and establishing a baseline for improvement.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State staff do not have the specialized expertise required to conduct a CIS Controls v8 Gap Analysis nor perform the associated remediation work. Given our expertise and capacity limitations, we need to outsource this work.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This is a vendor is a Service Agreement under Statewide Contract 99SWC-NV23-12500.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes, Nevada Department of Agriculture 2025, service was satisfactory.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	jwilkin3	07/31/2026 10:41:21 AM
Division Approval	jwilkin3	07/31/2026 10:41:23 AM
Department Approval	cbalcon	07/31/2026 10:42:42 AM
Contract Manager Approval	jwilkin3	08/03/2026 16:14:28 PM
Budget Analyst Approval	dspeed1	08/20/2026 17:37:23 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32892**

		Legal Entity Name:	LEXIPOL LLC
Agency Name:	**DPS-DIRECTOR'S OFFICE**	Contractor Name:	**LEXIPOL LLC**
Agency Code:	**650**	Address:	**2611 INTERNET BLVD STE 100**
Appropriation Unit:	**4706-26**		
Is budget authority available?:	**Yes**	City/State/Zip	**FRISCO, TX 75034**
If "No" please explain:	Not Applicable	Contact/Phone:	LOUIS MASTROCICCO 469-453-0030
		Vendor No.:	T27023983A
		NV Business ID:	NV20191029169

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**COST ALLOCATION**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **Yes**

If "Yes", please explain

Additional time was required to verify insurance requirements with Risk Management, complete the TIE process and await the completion memorandum, and allow for the necessary review and execution of the agreement.

3. Termination Date: **06/30/2027**
   Contract term: **364 days**

4. Type of contract: **Other (include description): Service Agreement**
   Contract description: **Policy Manual**

5. Purpose of contract:

This is a new service agreement under statewide contract #99SWC-NV23-16700 which provides public safety training and simulation equipment and training. This service agreement provides ongoing review, revision, and maintenance of policy manuals utilizing the Lexipol Knowledge Management System.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$17,012.57**

II. JUSTIFICATION

7. What conditions require that this work be done?

The project ensures that NV DPS policies remain current, legally compliant, operationally effective, and aligned with evolving federal and Nevada laws, court decisions, accreditation standards, and public safety best practices.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

There are not any State employees who can perform this service.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Lexipol LLC has a statewide contract, #99SWC-NV23-16700.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

No

b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

No

c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

The Department of Public Safety currently uses Lexipol for their policy manual. The services have been satisfactory.

14. Is the contractor currently involved in litigation with the State of Nevada?

No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

Yes

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	bsalisbu	08/05/2026 15:19:22 PM
Division Approval	bsalisbu	08/05/2026 15:19:28 PM
Department Approval	mcosenti	08/06/2026 17:32:06 PM
Contract Manager Approval	mcosenti	08/06/2026 17:33:47 PM
EITS Approval	ljean	08/07/2026 07:11:04 AM
Budget Analyst Approval	tsmorra	08/25/2026 12:38:15 PM

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

Michael D. Smith Jr.
Deputy Director/CTO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Kristi Defer, Administrative Services Officer III, DPS
Jennifer Ramos, Administrative Services Officer III, DPS
Melissa Sabatini, Administrative Services Officer I, DPS
Gary Little, Business Process Analyst II, Spillman SAA, DPS

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
Michael D. Smith Jr., Deputy Director/Chief Technology Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – DPS – *Lexipol Knowledge Management System Renewal* – TIE 1902, Revision 1 – BA(s) 4706 **(Approved with Conditions)**

DATE: June 18, 2026

We have completed our review of the Department of Public Safety (DPS) investment which has an estimated total value of $17,012.57, allocated to FY2027 as a one-time cost.

Funding source(s): 100% General Fund.

GTO **conditionally approves** renewal of the Lexipol Knowledge Management System. The renewal supports continued review, revision, publication, distribution, and acknowledgment of departmental policies. The system supports current and operationally effective policies, employee accountability, auditability, organizational transparency, and reduction of operational and liability risk. Continuation of the existing service does not introduce new scope, and the stated cost supports fiscal stewardship by

maintaining an established capability rather than procuring and implementing a replacement platform.

A review of publicly available information did not identify Lexipol or the Lexipol Knowledge Management System on the current GovRAMP Authorized Product List or Progressing Product List. Lexipol publicly describes its platform as a secure, scalable, cloud-hosted service using enterprise-grade encryption, but the available public information does not establish GovRAMP authorization or provide sufficient system-specific evidence regarding the security boundary, hosting environment, independent control assessment, continuous monitoring, incident response, data protection, and recovery controls applicable to the DPS KMS environment. Lexipol also identifies the KMS application as a legacy platform for customers that have not migrated to its newer Policy Management Platform, which requires DPS to confirm the vendor's support, maintenance, security-update, and migration plans for the contracted service.

To obtain full approval, DPS must:

- obtain and retain current security documentation for the specific Lexipol KMS service before contract execution or renewal. The documentation must demonstrate a security posture equivalent to GovRAMP authorization and
- include the vendor's support and migration roadmap for the legacy KMS application.
- If the product is not GovRAMP authorized, DPS must prove that adequate security controls are in place and obtain OISCD approval, based on an agency-provided security review and formal risk treatment or acceptance for continued use of the cloud service.

DPS is responsible for managing the operational, security, contractual, and service requirements associated with the Lexipol KMS. To obtain a fully approved TIE completion memo, the agency must update the TIE submission with sufficient documentation demonstrating that all stated conditions have been satisfied.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

Joe Lombardo
Governor

Nevada Department of
Public Safety
Dedication Pride Service

George Togliatti
Director

Kristi Defer
Deputy Director

Director's Office
555 Wright Way
Carson City, Nevada 89711
Telephone (775) 684-4808 - Fax (775) 684-4809

Memorandum

DATE: August 5, 2026

TO: Tiffany Greenameyer, Governor's Finance Office

THRU: Tiffany Smorra, Executive Branch Budget Officer, Governor's Finance Office

FROM: Jennifer Ramos, Department of Public Safety, Director's Office

SUBJECT: Retroactive Contract

Attached for your review is a new contract between the Department of Public Safety, Director's Office, and Lexipol, LLC. We respectfully request retroactive approval of this agreement.

Retroactive approval is requested to establish an effective date of July 1, 2026. Additional time was required to verify insurance requirements with Risk Management, complete the TIE process and await the completion memorandum, and allow for the necessary review and execution of the agreement. As a result, the contract could not be finalized prior to the requested effective date.

Thank you for your consideration of this request. Please do not hesitate to contact me if you have any questions or if I can provide any additional information.

Sincerely,

Jennifer Ramos, Senior Fiscal Officer
Department of Public Safety – Director's Office

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32938**

		Legal Entity Name:	BLUE COYOTE LABS, LLC
Agency Name:	**DPS-INVESTIGATION DIVISION**	Contractor Name:	**BLUE COYOTE LABS, LLC**
Agency Code:	**653**	Address:	**P.O. BOX 138**
Appropriation Unit:	**3743-44**		
Is budget authority available?:	**Yes**	City/State/Zip	**DAYTON, NV 89403**
If "No" please explain:	Not Applicable	Contact/Phone:	SHAUN RAHMEYER 702-757-8974
		Vendor No.:	T29048113
		NV Business ID:	NV20201830752

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **Yes**

If "Yes", please explain

Due to issues with the TIE and the new GovRAMP requirements, processing the contract took longer than anticipated.

3. Termination Date: **06/30/2030**
   Contract term: **4 years**

4. Type of contract: **Contract**
   Contract description: **Email Distribution**

5. Purpose of contract:

This is an new contract to provide ongoing subscription services to a web-based application for email distribution lists.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$99,899.88**

Payment for services will be made at the rate of $24,974.97 per year

II. JUSTIFICATION

7. What conditions require that this work be done?

This service is needed so NTAC can send emails through a government secure cloud environment.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

No employees within NTAC or other State agencies have the expertise required to complete this work.

9. Were quotes or proposals solicited? Yes

   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

MailChimp
EvoGov, Inc
Amazon AWS
Blue Coyote Labs

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This vendor is able to provide security features well beyond standard webhosting environments.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Yes, NDI/NTAC was under contract with this vendor. The services were satisfactory.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	cjackson	08/25/2026 16:54:13 PM
Division Approval	cjackson	08/25/2026 16:54:17 PM
Department Approval	mcosenti	09/01/2026 08:55:21 AM
Contract Manager Approval	mcosenti	09/01/2026 08:55:24 AM
EITS Approval	ljean	09/01/2026 11:44:29 AM
Budget Analyst Approval	tsmorra	09/04/2026 07:56:16 AM

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

Michael D. Smith Jr.
Deputy Director/CTO

STATE OF NEVADA
Governor's Technology Office
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Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Selby Marks, Deputy Director, NTAC, DPS
Coley McCann, Chief, Investigation Division, DPS
Greg Prestipino, Lieutenant, DPS
Connie Chambers, Administrative Services Officer II, ID, DPS
Tom Dorsey, Information Security Officer, DPS
Rick Brown, Information Security Officer, DPS

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
Michael D. Smith Jr., Deputy Director/Chief Technology Officer, GTO
Bertrum Carroll, Chief Information Security Officer, OISCD

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – DPS – *Blue Leo Email Client* – TIE 1951, Revision 1 – BA(s) 3743

DATE: July 27, 2026

We have completed our review of the Department of Public Safety (DPS) investment which has an estimated total value of $99,899.88, allocated to the current and future biennia as follows:

Cost Type	FY26	FY27	FY28	FY29	Grand Total
One-Time Cost	**$ 24,974.97**	**$ 24,974.97**	**$ 24,974.97**	**$ 24,974.97**	**$ 99,899.88**
BlueLEO annual subscription	$ 24,974.97	$ 24,974.97	$ 24,974.97	$ 24,974.97	$ 99,899.88
Grand Total	**$ 24,974.97**	**$ 24,974.97**	**$ 24,974.97**	**$ 24,974.97**	**$ 99,899.88**

Funding source(s): 100% Federal Grant.

This investment is to extend the contract through FY2029. GTO approves the use of BlueLEO to provide a subscription-based SaaS platform for secure web hosting, email drafting and distribution, contact list management, suspicious activity reporting intake, public-facing partner registration, and training/event calendar functions supporting law enforcement and public safety information sharing. The business case supports approval because NTAC serves as Nevada's DHS-recognized fusion center and requires a controlled method to distribute law enforcement sensitive and sensitive unclassified information to vetted government, law enforcement, and authorized partner recipients.

Initial approval was granted in the TIE 1351 Minor Cloud Investment submission. The investment identifies the highest approved data classification as UNCLASSIFIED/LAW ENFORCEMENT SENSITIVE and documents that some disseminated products can include PII and information that can be considered CJI when associated with FBI/UCN identifiers. The submission also documents NTAC controls over access to stored materials, partner vetting, nondisclosure requirements, unique staff logins, and automatic 90-day purge settings for disseminated products and suspicious activity reports. These details provide a sufficient basis to approve the investment while recognizing that the sensitivity of the information requires continued governance by NTAC, the agency ISO, and applicable records officials.

The request does not present a duplicative spending concern based on the information provided. BlueLEO supports a specialized fusion center mission involving vetted law enforcement information dissemination, suspicious activity reporting intake, contact list management, and event communication functions.

The State CISO noted that BlueLEO does not appear to be GovRAMP or FedRAMP authorized. The agency should work with the vendor toward GovRAMP or FedRAMP approval or develop an exit plan before renewal, clarify how multi-factor authentication operates for the service, and confirm that the 90-day data expiration process remains compliant with applicable records retention standards. These items should be treated as security and governance recommendations for continued oversight and renewal planning rather than barriers to approval of the current investment.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor's Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

Joe Lombardo
Governor

Nevada Department of
Public Safety
Dedication Pride Service

George Togliatti
Director

Kristi Defer
Deputy Director

Coley McCann
Chief

Investigation Division
555 Wright Way
Carson City, Nevada 89711
Telephone (775) 684-7412 - Fax (775) 684-7409

Memorandum

DATE: August 17, 2026

TO: Governor's Finance Office, Clerk of the Board of Examiners

FROM: Selby Marks, Deputy Director, Nevada Threat Analysis Center

SUBJECT: Retroactive State Contract Submittal

Attached is a State contract between the Department of Public Safety (DPS), Investigation Division, Nevada Threat Analysis Center (NTAC) and Blue Coyote Labs, LLC, that covers four years of services, for which we are requesting retroactive approval to July 1, 2026.

This State contract is retroactive due to a prolonged process involving the Governor's Technology Office (GTO) Technology Investment Evaluation (TIE) submission and the subsequent State of Nevada adoption of the GovRAMP standard framework for cloud security verification. The first TIE submission denied approval of the investment, citing several technical concerns. NTAC was allowed to resubmit the TIE request, however, this required time for the vendor to develop documented responses to address specific technical concerns that were presented in the TIE denial. Additionally, the new GovRAMP framework was implemented July 1, 2026, a new condition the vendor had to consider as the contract negotiations continued. Vendor and NTAC responses to address the TIE denial involved considerable coordination with the Department of Public Safety, Information Security Officer (ISO), which provided guidance with developing the appropriate response documentation to achieve approval when the TIE request was resubmitted.

Your consideration of this retroactive State contract is greatly appreciated. Please contact me if you have any questions or if I can be of any assistance.

Sincerely,

Selby H. Marks, Deputy Director
Nevada Threat Analysis Center
Office: 775-687-0313, Cell: 775-434-9372
Email: smarks@dps.state.nv.us

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32955**

		Legal Entity Name:	HUMAN CALIBER LLC DBA INTERVIEW
Agency Name:	**DPS-INVESTIGATION DIVISION**	Contractor Name:	**HUMAN CALIBER LLC DBA INTERVIEW**
Agency Code:	**653**	Address:	**INTERROGATION INSTITUTE**
Appropriation Unit:	**3743-34**		**P.O. BOX 232**
Is budget authority available?:	**Yes**	City/State/Zip	**VERDI, NV 89434**
If "No" please explain:	Not Applicable	Contact/Phone:	JASON WOODARD 775-240-1938
		Vendor No.:	T29053570
		NV Business ID:	NV20181311181

To what State Fiscal Year(s) will the contract be charged? **2027-2029**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/25/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **08/31/2028**

Contract term: **2 years and 7 days**

4. Type of contract: **Contract**

Contract description: **Training Class**

5. Purpose of contract:

This is a new contract that provides undercover operations training.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$12,000.00**

Payment for services will be made at the rate of $6,000.00 per class

II. JUSTIFICATION

7. What conditions require that this work be done?

DPS officers who work in the Investigation Division need to be trained on undercover operational planning, development and management of informants and sources of information, situational awareness, officer safety protocols, and operational planning and safety.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

There are currently no State employees who can provide the training.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

This vendor offered the specific training the Division was looking for and had the lowest bid.

d. Last bid date: 07/01/2026 Anticipated re-bid date: 05/01/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	cjackson	08/21/2026 17:48:48 PM
Division Approval	cjackson	08/21/2026 17:48:54 PM
Department Approval	mcosenti	08/24/2026 14:49:57 PM
Contract Manager Approval	mcosenti	08/24/2026 14:49:59 PM
Budget Analyst Approval	tsmorra	08/25/2026 15:27:22 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32477**

		Legal Entity Name:	Cascadia Region Earthquake Workgroup
Agency Name:	**EMERGENCY MANAGEMENT**	Contractor Name:	**Cascadia Region Earthquake Workgroup**
Agency Code:	**654**	Address:	**PO BOX 10610**
Appropriation Unit:	**3673-23**		
Is budget authority available?:	**Yes**	City/State/Zip	**Bainbridge Island, WA 98110**
If "No" please explain:	Not Applicable	Contact/Phone:	Pascal Schuback 2064148799
		Vendor No.:	T29048877
		NV Business ID:	NV20263555554

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
X	Federal Funds	**100.00 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **09/04/2026**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain
   Not Applicable

3. Termination Date: **03/31/2027**
   Contract term: **208 days**

4. Type of contract: **Contract**
   Contract description: **CREW NEHRP**

5. Purpose of contract:
   This is a new contract to provide comprehensive earthquake preparedness and mitigation services for the implementation of the National Earthquake Hazards Reduction Program (NEHRP).

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$70,785.00**
   Other basis for payment: Deliverables

II. JUSTIFICATION

7. What conditions require that this work be done?
   This contract is needed to provide professional services for the implementation of the FY 2025 National Earthquake Hazards Reduction Program (NEHRP) in Nevada. Nevada is a seismically active region and faces significant earthquake risks that require ongoing preparedness, mitigation planning, and community resilience building.

8. Explain why State employees in your agency or other State agencies are not able to do this work:
   The contractor will provide comprehensive earthquake preparedness and mitigation services. The knowledge and services provided by the contractor cannot currently be provided by a state agency and will require the contactor's qualifications and experience.

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? No
   a. List the names of vendors that were solicited to submit proposals (include at least three):

CASCADIA REGION EARTHQUAKE
DELOITTE CONSULTING LLP
DOWL LLC

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

The vendor was chosen due to the high marks that were given by the evaluation committee. The vendor scored the highest of all received bids and met the minimum requirements. They were also the only vendor to respond.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:
    Non-profit Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?
    Yes

17. Not Applicable

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?
    Yes

19. Agency Field Contract Monitor:
    Heather Lafferty, MA3 Ph: 725-296-4128

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	jlyma2	08/29/2026 07:24:52 AM
Division Approval	jfranc5	08/31/2026 08:54:48 AM
Department Approval	jfranc5	08/31/2026 08:54:51 AM
Contract Manager Approval	lramire7	09/04/2026 08:48:37 AM
Budget Analyst Approval	lramire7	09/04/2026 08:48:39 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **33007**

		Legal Entity Name:	Ruby Jean Charters, LLC Jason Blancette
Agency Name:	**DCNR - PARKS DIVISION**	Contractor Name:	**Ruby Jean Charters, LLC Jason Blancette**
Agency Code:	**704**	Address:	**5369 Ethel Way**
Appropriation Unit:	**4162-00**		
Is budget authority available?:	**Yes**	City/State/Zip	**Carson City, NV 89701**
If "No" please explain:	Not Applicable	Contact/Phone:	775-233-5055
		Vendor No.:	
		NV Business ID:	NV20232881394

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**REVENUE**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **09/09/2026**

Anticipated BOE meeting date 10/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **11/01/2027**
   Contract term: **1 year and 53 days**

4. Type of contract: **Revenue Contract**
   Contract description: **SCUP CR Charters**

5. Purpose of contract:

This is a new revenue contract to provide charter launch and retrieval services at Cave Rock State Park.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$20,000.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

SPECIAL USE PERMIT

8. Explain why State employees in your agency or other State agencies are not able to do this work:

SPECIAL USE PERMIT

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    LLC

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ethick1	09/02/2026 12:15:15 PM
Division Approval	ethick1	09/02/2026 12:15:17 PM
Department Approval	ethick1	09/02/2026 12:15:19 PM
Contract Manager Approval	ethick1	09/02/2026 12:15:22 PM
Budget Analyst Approval	rmayhall	09/09/2026 07:07:14 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **28074**

Amendment Number: **1**

Legal Entity Name: APCO Automation

Agency Name: **DCNR - PARKS DIVISION**

Contractor Name: **APCO Automation**

Agency Code: **704**

Address: **710 S Redwood Rd**

Appropriation Unit: **4605-15**

Is budget authority available?: **Yes**

City/State/Zip **North Salt Lake, UT 84054**

If "No" please explain: Not Applicable

Contact/Phone: 8017175139

Vendor No.: T32013876

NV Business ID: NV20232684842

To what State Fiscal Year(s) will the contract be charged? **2024-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Utility Surcharge**

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/23/2023**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **12/31/2027**

Contract term: **4 years and 131 days**

4. Type of contract: **Contract**

Contract description: **On Call Telemetry**

5. Purpose of contract:

This is the first amendment to the original contract to provide on call testing and repair of telemetry systems within Southern Nevada State Parks. This amendment increases the maximum amount from $24,000 to $36,000 due to additional services needed.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$24,000.00	$24,000.00	$24,000.00	Yes - Info
2.	Amount of current amendment (#1):	$12,000.00	$12,000.00	$36,000.00	Yes - Info
3.	New maximum contract amount:	$36,000.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

Telemetry communications in Southern Region State Parks require on call service, testing and maintenance.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

State employees do not have the expertise for this type of repair.

9. Were quotes or proposals solicited? Yes

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

APCO is the only company that provides S.C.A.D.A services in Southern Region area.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ethick1	07/14/2026 09:15:57 AM
Division Approval	ethick1	07/14/2026 09:15:59 AM
Department Approval	ethick1	07/14/2026 09:16:01 AM
Contract Manager Approval	ethick1	08/25/2026 09:32:59 AM
Budget Analyst Approval	rmayhall	08/26/2026 08:28:15 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32801**

		Legal Entity Name:	HETTRICK ELECTRIC INC
Agency Name:	**DCNR - PARKS DIVISION**	Contractor Name:	**HETTRICK ELECTRIC INC**
Agency Code:	**704**	Address:	**PO BOX 19984**
Appropriation Unit:	**4605-12**		
Is budget authority available?:	**Yes**	City/State/Zip	**CARSON CITY, NV 89721**
If "No" please explain:	Not Applicable	Contact/Phone:	775-690-1480
		Vendor No.:	T29044354A
		NV Business ID:	NV20081137914

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Utility Surcharge**

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/13/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **10/31/2026**
   Contract term: **79 days**

4. Type of contract: **Contract**
   Contract description: **WL Electric work**

5. Purpose of contract:

   This is a new contract to provide electrical upgrades at Washoe Lake State Park.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$22,295.00**

II. JUSTIFICATION

7. What conditions require that this work be done?

   This electrical upgrade will provide an electrical hookup to our group use area which is a much-requested amenity and provide electricity to a prefabricated sauna room.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   State employees do not possess the necessary skills

9. Were quotes or proposals solicited? Yes
   Was the solicitation (RFP) done by the Purchasing Division? No

   a. List the names of vendors that were solicited to submit proposals (include at least three):

   Hettrick Electric
   Reliant Electric
   Lakeview Electric

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

    Jennifer Dawson, Park Supervisor Ph: 775-687-4319

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ethick1	08/13/2026 08:55:59 AM
Division Approval	ethick1	08/13/2026 08:56:01 AM
Department Approval	ethick1	08/13/2026 08:56:03 AM
Contract Manager Approval	ethick1	08/13/2026 08:56:04 AM
Budget Analyst Approval	rmayhall	08/13/2026 09:24:11 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32848**

		Legal Entity Name:	Nevada Department of Wildlife
Agency Name:	**DCNR - FORESTRY DIVISION**	Contractor Name:	**Nevada Department of Wildlife**
Agency Code:	**706**	Address:	**6980 Sierra Center Pkwy #120**
Appropriation Unit:	**4198-38**		
Is budget authority available?:	**Yes**	City/State/Zip	**Reno, NV 89511**
If "No" please explain:	Not Applicable	Contact/Phone:	775-688-1500
		Vendor No.:	
		NV Business ID:	Government Entity

To what State Fiscal Year(s) will the contract be charged? **2027-2032**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**100.00 %**	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/13/2026**

Anticipated BOE meeting date 09/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **09/30/2031**

Contract term: **5 years and 49 days**

4. Type of contract: **Rental Agreement**

Contract description: **Tonopah Field Office**

5. Purpose of contract:

This is a new contract that will allow the Nevada Division of Forestry to rent office and yard space from the Nevada Department of Wildlife for a term of five years. The facility is located in Tonopah, Nevada.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$57,672.00**

Payment for services will be made at the rate of $907.80 per Month

Other basis for payment: Each annual period runs Oct to Sept of each year, to be paid in quarterly instalments. 2026-2027: $907.80/month; 2027-2028: $934.50/month; 2028-2029: $961.20/month; 2029-2030: $987.90/month; 2030-2031: $1,014.60/month

II. JUSTIFICATION

7. What conditions require that this work be done?

This is a new contract that will allow the Nevada Division of Forestry to rent office and yard space from the Nevada Department of Wildlife for a term of five years. This space will be be utilized by Tonopah Field Office staff.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The contract is a rental agreement between two State agencies.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:
    Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:
    Andrew Porter, Deputy Administrator Ph: 775-684-2503

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	hedmonds	07/30/2026 19:25:44 PM
Division Approval	mweyland	07/31/2026 15:35:34 PM
Department Approval	mweyland	07/31/2026 15:36:01 PM
Contract Manager Approval	mmcdani5	07/31/2026 16:25:34 PM
Budget Analyst Approval	rmayhall	08/13/2026 09:17:12 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32994**

		Legal Entity Name:	LAW OFFICE OF MIRIAM E. RODRIGUEZ, PC
Agency Name:	**B&I - REAL ESTATE DIVISION**	Contractor Name:	**LAW OFFICE OF MIRIAM E. RODRIGUEZ, PC**
Agency Code:	**748**	Address:	**4375 N LAS VEGAS BLVD**
Appropriation Unit:	**3820-15**		**STE 7 # 1591**
Is budget authority available?:	**Yes**	City/State/Zip	**LAS VEGAS, NV 89115**
If "No" please explain:	Not Applicable	Contact/Phone:	Miriam E. Rodriguez 702-733-9292
		Vendor No.:	T29052039
		NV Business ID:	NV20051803375

To what State Fiscal Year(s) will the contract be charged? **2027-2030**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensing & Administrative**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

Agency Reference #: 74BAI-S3305 JW

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **09/03/2026**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **01/12/2030**
   Contract term: **3 years and 132 days**

4. Type of contract: **Contract**
   Contract description: **Referee/Arbitrator**

5. Purpose of contract:

   This is a new contract to provide referee and arbitrator services as required by NRS 38.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$53,000.00**
   Other basis for payment: As invoiced by the contractor and approved by the State

II. JUSTIFICATION

7. What conditions require that this work be done?

   The current panel of Referees/Arbitrators have contracts that have expired. A rolling enrollment solicitation would help avoid any interruption to the ADR Program.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   The total project value is over $100,000 and requires a Rolling Enrollment Solicitation.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? Yes
   a. List the names of vendors that were solicited to submit proposals (include at least three):

   Blackacre Mediation Services
   Law Offices of Donald E. Lowrey
   Janet Trose Esq

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

Pursuant to RFP 74BAI-S3305, and in accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Nevada Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	bhowar6	08/29/2026 16:09:01 PM
Division Approval	bhowar6	08/29/2026 16:09:04 PM
Department Approval	jwoo9	09/01/2026 13:37:58 PM
Contract Manager Approval	jwoo9	09/01/2026 13:38:01 PM
Budget Analyst Approval	nrezaie	09/03/2026 15:59:23 PM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **28224**

Amendment Number: **3**

Legal Entity Name: WaitWell Inc.

Agency Name: **DEPARTMENT OF MOTOR VEHICLES**

Contractor Name: **WaitWell Inc.**

Agency Code: **810**

Address: **5940 Macleod Trail SW, #602**

Appropriation Unit: **4735-26**

Is budget authority available?: **Yes**

City/State/Zip **Calgary, AB T2H 2G4**

If "No" please explain: Not Applicable

Contact/Phone: Steven Vander Meulen 403-690-1579

Vendor No.: F00000496

NV Business ID: NV20232888055

To what State Fiscal Year(s) will the contract be charged? **2024-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

	General Funds	0.00 %	Fees	0.00 %
	Federal Funds	0.00 %	Bonds	0.00 %
X	Highway Funds	**100.00 %**	Other funding	0.00 %

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **11/14/2023**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Previously Approved Termination Date: **05/31/2028**

Contract term: **4 years and 199 days**

4. Type of contract: **Contract**

Contract description: **Customer Queue Syst**

5. Purpose of contract:

This is the third amendment to the original contract which provides a customer queuing system for field service offices. This amendment revises the scope of work to increase the outbound short message service annual allotment and increase the maximum amount from $1,840,500 to $1,895,500 due to the continued need for these services.

6. CONTRACT AMENDMENT

		Trans $	Info Accum $	Action Accum $	Agenda
1.	The max amount of the original contract:	$1,642,500.00	$1,642,500.00	$1,642,500.00	Yes - Action
	a. Amendment 1:	$182,000.00	$182,000.00	$182,000.00	Yes - Action
	b. Amendment 2:	$16,000.00	$16,000.00	$16,000.00	Yes - Info
2.	Amount of current amendment (#3):	$55,000.00	$55,000.00	$71,000.00	Yes - Info
3.	New maximum contract amount:	$1,895,500.00			

II. JUSTIFICATION

7. What conditions require that this work be done?

The Department through its main Carson City DMV Office and 18 Field Service Offices throughout the State, serves approximately 1.8 million customers every year. In order to effectively manage this population flow and deliver services, and reduce wait times to acceptable levels, DMV requires a customer queuing system to be in place that will allow us to see our customers in the shortest amount of time, ensure they receive the services they need and make the best use of our staffing resources to complete transactions.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

The State does not have the staffing capability, technical expertise or resources to fulfill this work.

9. Were quotes or proposals solicited? Yes

   Was the solicitation (RFP) done by the Purchasing Division? Yes

   a. List the names of vendors that were solicited to submit proposals (include at least three):

Opus
Nemo-Q
Coding Scape
QMATIC
Qtrac

   b. Soliciation Waiver: **Not Applicable**

   c. Why was this contractor chosen in preference to other?

Pursuant to RFP #81DMV-S2325, and in accordance with NRS 333, the selected vendor was the highest scoring proposer as determined by an independently appointed evaluation committee.

   d. Last bid date: 03/01/2022 Anticipated re-bid date: 03/31/2031

10. a. Does the contract contain any IT components? Yes

    b. Is the contract part of an IT investment project over $50,000? Yes

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is registered with the Nevada Secretary of State's Office as a:

    Foreign Corporation

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    Yes

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	pgra1	07/31/2026 15:34:27 PM
Division Approval	agalperi	07/31/2026 15:35:36 PM
Department Approval	bmusselm	07/31/2026 15:37:36 PM
Contract Manager Approval	jwiest2	08/05/2026 10:19:54 AM
EITS Approval	ljean	08/05/2026 13:41:50 PM
Budget Analyst Approval	tsmorra	09/01/2026 11:10:46 AM

Joe Lombardo
Governor

Timothy D. Galluzi
State Chief Information Officer

Darla J. Dodge
Sr. Deputy Director/COO

David 'Ax' Axtell
Deputy Director/State CTO

STATE OF NEVADA
Governor's Technology Office
100 N. Stewart Street, Suite 100 | Carson City, Nevada 89701
Phone: (775) 684-5800 | www.it.nv.gov | Fax: (775) 687-9097

M E M O R A N D U M

TO: Tonya Laney, Director, DMV
Suzie Pollard, Administrator, MVIT, DMV
Bethany Musselman, Administrator, ASD, DMV
Janet Walker, Management Analyst II, DMV

CC: Tim Galluzi, State Chief Information Officer, GTO
Darla Dodge, Senior Deputy Director/Chief Operations Officer, GTO
David Axtell, Deputy Director/State Chief Technology Officer, GTO
Adam Miller, Deputy Director, OISCD

FROM: Lisa Jean, TIE Administrator, GTO

SUBJECT: TIE Completion Memo – DMV – *Customer Queue System* – TIE 687, Revision 1 – BA(s) 4735 (Corrected cost information)

DATE: January 7, 2026

This TIE Completion Memo is to provide corrected cost information for the Department of Motor Vehicles (DMV) investment, which has an estimated total value of $1,824,500.00, allocated as follows:

Cost Type	FY24	FY25	FY26	FY27	Grand Total
Ongoing Cost	**$ 534,500.00**	**$ 420,000.00**	**$ 430,000.00**	**$ 440,000.00**	**$ 1,824,500.00**
Services - Vendor Implementation	$ 534,500.00	$ 420,000.00	$ 430,000.00	$ 440,000.00	$ 1,824,500.00
Grand Total	**$ 534,500.00**	**$ 420,000.00**	**$ 430,000.00**	**$ 440,000.00**	**$ 1,824,500.00**

Funding source(s): 100% Highway Fund.

The original submission was to update contact information and contract details for the WaitWell Inc. customer queuing system for all field service offices.

The contracted customer queuing system for the NV DMV's eighteen field offices is intended to be a comprehensive solution that offers a robust set of features, including state-of-the-art security measures to detect, thwart, and mitigate threats. These measures protect confidential data with advanced countermeasures. The system will include features such as self-service kiosks for general ticket printing, individualized ticket printers, mobile queue entry options, role-based profile management for tasks such as appointment creation, technician assignment, and office management, appointment search capabilities, waitlist notifications, and re-routing capabilities. The technology will also ensure real-time reporting, interface compatibility with existing software, seamless transition support, and extended helpdesk support hours. Compliance with various web browsers and a commitment to zero-risk security through encapsulation, monitoring, and control of potential threats are key elements.

Revisions to the scope of work include API integration with the CARRS Database, new location setup for NCDL drive tests, SMS and Email alerts, a document upload feature, and drive appointment location PII.

Other possible expansions include access to Knowledge and Drive Test fields and automated updates for test and location information. Potential future enhancements include integration with the Salesforce Platform and additional functionality.

Should there be any modifications to enterprise services or resources beyond those outlined in this memo, including but not limited to network configurations, firewalls, servers, Active Directory (AD) integration, telecom systems, or other infrastructure, please notify the Governor’s Technology Office (GTO) promptly to help mitigate potential delays in integration or implementation.

It is imperative that this solution adheres to State security standards and policies. Additionally, compliance with the Americans with Disabilities Act (ADA) is required to ensure accessibility for all authorized users.

For your reference, a copy of this memo has been attached to the TIE submission.

Should you require further assistance or have any questions, please do not hesitate to contact me directly.

Sincerely,

Lisa Jean

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32830**

		Legal Entity Name:	Department of Health and Human Services Aging and Disability Services Division
Agency Name:	**DETR - REHABILITATION DIVISION**	Contractor Name:	**Department of Health and Human Services Aging and Disability Services Division**
Agency Code:	**901**	Address:	**3416 Goni Road Suite D-132**
Appropriation Unit:	**3265-09**		
Is budget authority available?:	**Yes**	City/State/Zip	**Carson City , NV 89706**
If "No" please explain:	Not Applicable	Contact/Phone:	Dawn Lyons 702-757-7990
		Vendor No.:	D40200001
		NV Business ID:	Governmental Entity

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

X	General Funds	**21.30 %**	Fees	0.00 %
X	Federal Funds	**78.70 %**	Bonds	0.00 %
	Highway Funds	0.00 %	Other funding	0.00 %

Agency Reference #: 4051-28-REHAB

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/25/2026**
   Anticipated BOE meeting date 10/2026

   Retroactive? **No**
   If "Yes", please explain

   Not Applicable

3. Termination Date: **07/31/2027**
   Contract term: **340 days**

4. Type of contract: **Interlocal Agreement**
   Contract description: **Youth Outreach**

5. Purpose of contract:

   This is a new interlocal agreement to provide youth outreach, transition and disability-related educational services throughout Nevada.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$50,000.00**
   Other basis for payment: Total Contract or installments payable at: As Invoiced and Approved by the State. Total Contract not to exceed $50,000.00.

II. JUSTIFICATION

7. What conditions require that this work be done?

   The Rehabilitation Act of 1973 (the Rehabilitation Act), as amended by the Workforce Innovation and Opportunity Act (WIOA), require Vocational Rehabilitation (VR) agencies and State Developmental Services to plan and coordinate outreach services for the youth in Nevada.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   State employees do not have the ability or time to provide the services.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Not Applicable**

c. Why was this contractor chosen in preference to other?

NRS 277.180 Interlocal contract

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

The vendor has provided satisfactory services since 2012

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:
    Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:
    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	ejohns16	08/24/2026 11:04:11 AM
Division Approval	cjacob	08/24/2026 15:57:44 PM
Department Approval	cjacob	08/24/2026 15:57:45 PM
Contract Manager Approval	wcune1	08/24/2026 16:00:12 PM
Budget Analyst Approval	lramire7	08/25/2026 11:59:06 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32499**

		Legal Entity Name:	Board of Regents of the Nevada System of Higher Education - OBO Truckee Meadows Community College
Agency Name:	**DETR - EMPLOYMENT SECURITY**	Contractor Name:	**Board of Regents of the Nevada System of Higher Education - OBO Truckee Meadows Community College**
Agency Code:	**902**	Address:	**7000 DANDINI BLVD**
Appropriation Unit:	**4770-12**		
Is budget authority available?:	**Yes**	City/State/Zip	**RENO, NV 89512**
If "No" please explain:	Not Applicable	Contact/Phone:	Amy Williams 775-824-3831
		Vendor No.:	D35000812
		NV Business ID:	Government Entity

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Wage Assessment**

Agency Reference #: 4047-28-WISS

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/17/2026**

Anticipated BOE meeting date 08/2026

Retroactive? **No**

If "Yes", please explain

Not Applicable

3. Termination Date: **06/30/2028**

Contract term: **1 year and 318 days**

4. Type of contract: **Interlocal Agreement**

Contract description: **TMCC TEACH**

5. Purpose of contract:

This is a new interlocal agreement to provide bridge funding for tuition and associated training costs for students enrolled in the TEACH Nevada scholarship program.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$63,413.00**

Other basis for payment: As invoiced and approved by the State. Total contract not to exceed $63,413.00

II. JUSTIFICATION

7. What conditions require that this work be done?

Per NRS 612, CEP funding was implemented to assist unemployed, underemployed and employed individuals in the public and/or private sectors for specialized training projects for occupational categories determined to be in high-growth, high-demand occupations, and emerging industries in Nevada.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Agency does not have the skills or expertise necessary for this project.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

NRS 277.180 Interlocal

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    Yes If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    25%

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    Yes If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    This vendor has provided satisfactory services to ESD and other state agencies since March 2003.

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:
    Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:
    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	kwoodwar	08/04/2026 11:24:11 AM
Division Approval	rkin5	08/04/2026 13:05:01 PM
Department Approval	rkin5	08/04/2026 13:05:04 PM
Contract Manager Approval	wcune1	08/05/2026 08:10:45 AM
Budget Analyst Approval	lramire7	08/17/2026 09:04:04 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32493**

		Legal Entity Name:	Nevada Governor's Office Of Federal Assistance
Agency Name:	**DETR - EMPLOYMENT SECURITY**	Contractor Name:	**Nevada Governor's Office Of Federal Assistance**
Agency Code:	**902**	Address:	**209 E. Musser Street**
Appropriation Unit:	**4770-12**		**Ste 100**
Is budget authority available?:	**Yes**	City/State/Zip	**Carson City, NV 89701**
If "No" please explain:	Not Applicable	Contact/Phone:	A'Keia Sanders 775-684-0156
		Vendor No.:	
		NV Business ID:	Goverment Entity

To what State Fiscal Year(s) will the contract be charged? **2027**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %		Fees	0.00 %	
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %	**X**	Other funding	**100.00 %**	**Wage Assessment**

Agency Reference #: 4055-27-WISS

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **08/17/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **No**

   If "Yes", please explain

   Not Applicable

3. Termination Date: **06/30/2027**
   Contract term: **317 days**

4. Type of contract: **Interlocal Agreement**
   Contract description: **GOFA - CGMS**

5. Purpose of contract:

   This is a new interlocal agreement to provide assistance to participants seeking the Certified Grants Management Specialist credential.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$23,590.00**
   Payment for services will be made at the rate of $23,590.00 per null
   Other basis for payment: As invoiced and approved by the State. Total contract not to exceed $23,590.00.

II. JUSTIFICATION

7. What conditions require that this work be done?

   Per NRS 612, CEP funding was implemented to assist unemployed, underemployed and employed individuals in the public and/or private sectors for specialized training projects for occupational categories determined to be in high-growth, high-demand occupations, and emerging industries in Nevada.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Agency does not have the skills or expertise necessary for this project.

9. Were quotes or proposals solicited? No
   Was the solicitation (RFP) done by the Purchasing Division? No
   a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

NRS 277.180 Interlocal

d. Last bid date: Anticipated re-bid date:

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

    Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

    Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

    Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

    Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:
    Governmental Entity

16. Not Applicable

17. Not Applicable

18. Not Applicable

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	kwoodwar	06/04/2026 08:49:24 AM
Division Approval	mmellow	06/04/2026 08:58:17 AM
Department Approval	zhoeflin	06/04/2026 09:03:06 AM
Contract Manager Approval	wcune1	06/04/2026 11:17:21 AM
Budget Analyst Approval	lramire7	08/17/2026 09:09:32 AM

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32893**

		Legal Entity Name:	Dr. Alice Chen
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Alice Chen**
Agency Code:	**BDC**	Address:	**1 Breakthrough Wau Suite 3218**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89135**
If "No" please explain:	Not Applicable	Contact/Phone:	Alice Chen 617.504.4894
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$24,000.00**
   Payment for services will be made at the rate of $250.00 per Per Site Evaluation
   Other basis for payment: $500.00 per individual administration evalaution

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	08/05/2026 19:10:00 PM
Division Approval	adamhigg	08/05/2026 19:10:02 PM
Department Approval	adamhigg	08/05/2026 19:10:03 PM

Contract Manager Approval	adamhigg	08/05/2026 19:10:04 PM
Budget Analyst Approval	pokeefe	08/28/2026 16:21:29 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
32849	Dr. Christopher Hock
32850	Dr. Kenneth Reed
32851	Dr. Daniel Martin
32852	Dr. Jarom Luu
32853	Dr. Arshid Torkaman
32854	Dr. Jeffrey Cox
32855	Dr. Peter Nguyen
32856	Dr. Larry Hon
32857	Dr. Kevin Moore
32858	Dr. Spencer Wirig
32859	Dr. John Gallob
32860	Dr. Joshua Branco
32865	Dr. Kevin Martin
32866	Dr. John Galea
32867	Dr. Karen Kang
32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32853**

		Legal Entity Name:	Dr. Arshid Torkaman
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Arshid Torkaman**
Agency Code:	**BDC**	Address:	**9417 Tournament Canyon Drive**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89144**
If "No" please explain:	Not Applicable	Contact/Phone:	Arshid Torkaman 818.571.3851
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$24,000.00**
   Payment for services will be made at the rate of $250.00 per Site Evaluation
   Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 20:48:50 PM
Division Approval	adamhigg	07/30/2026 20:48:52 PM
Department Approval	adamhigg	07/30/2026 20:48:54 PM

Contract Manager Approval	adamhigg	07/30/2026 20:48:55 PM
Budget Analyst Approval	pokeefe	08/28/2026 14:33:39 PM

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
32849	Dr. Christopher Hock
32850	Dr. Kenneth Reed
32851	Dr. Daniel Martin
32852	Dr. Jarom Luu
32853	Dr. Arshid Torkaman
32854	Dr. Jeffrey Cox
32855	Dr. Peter Nguyen
32856	Dr. Larry Hon
32857	Dr. Kevin Moore
32858	Dr. Spencer Wirig
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32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32869**

		Legal Entity Name:	Dr. Charles Cordova Jr.
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Charles Cordova Jr.**
Agency Code:	**BDC**	Address:	**4875 Kietzke Lane, Sutie B**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Reno, NV 89509**
If "No" please explain:	Not Applicable	Contact/Phone:	Charles Cordova 702.338.8192
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$24,000.00**
   Payment for services will be made at the rate of $250.00 per Per Site Admin Evaluation
   Other basis for payment: $500.00 Per Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/31/2026 17:35:27 PM
Division Approval	adamhigg	07/31/2026 17:35:28 PM
Department Approval	adamhigg	07/31/2026 17:35:29 PM

Contract Manager Approval	adamhigg	07/31/2026 17:35:30 PM
Budget Analyst Approval	pokeefe	08/28/2026 16:16:55 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

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32857	Dr. Kevin Moore
32858	Dr. Spencer Wirig
32859	Dr. John Gallob
32860	Dr. Joshua Branco
32865	Dr. Kevin Martin
32866	Dr. John Galea
32867	Dr. Karen Kang
32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32849**

		Legal Entity Name:	Dr. Christopher Hock
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Christopher Hock**
Agency Code:	**BDC**	Address:	**3550 Alpine Frost Court**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Reno, NV 89511**
If "No" please explain:	Not Applicable	Contact/Phone:	Christopher Hock 914-738-0359
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$24,000.00**

   Payment for services will be made at the rate of $250.00 per Site Evaluation

   Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

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9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 20:37:41 PM
Division Approval	adamhigg	07/30/2026 20:37:43 PM
Department Approval	adamhigg	07/30/2026 20:37:45 PM

Contract Manager Approval	adamhigg	07/30/2026 20:37:47 PM
Budget Analyst Approval	pokeefe	08/28/2026 14:22:39 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
32849	Dr. Christopher Hock
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32855	Dr. Peter Nguyen
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32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32851**

		Legal Entity Name:	Dr. Daniel Martin
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Daniel Martin**
Agency Code:	**BDC**	Address:	**10717 Allenby Way**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Truckee, CA 96161**
If "No" please explain:	Not Applicable	Contact/Phone:	Daniel Martin 530.448.4868
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$24,000.00**

   Payment for services will be made at the rate of $250.00 per Site Evaluation

   Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 20:43:10 PM
Division Approval	adamhigg	07/30/2026 20:43:12 PM
Department Approval	adamhigg	07/30/2026 20:43:14 PM

Contract Manager Approval	adamhigg	07/30/2026 20:43:16 PM
Budget Analyst Approval	pokeefe	08/28/2026 14:17:49 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
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32854	Dr. Jeffrey Cox
32855	Dr. Peter Nguyen
32856	Dr. Larry Hon
32857	Dr. Kevin Moore
32858	Dr. Spencer Wirig
32859	Dr. John Gallob
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32867	Dr. Karen Kang
32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32895**

		Legal Entity Name:	Dr. Daniel Orr
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Daniel Orr**
Agency Code:	**BDC**	Address:	**2740 Bayo Court**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89102**
If "No" please explain:	Not Applicable	Contact/Phone:	Daniel Orr 702.340.8647
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$24,000.00**

   Payment for services will be made at the rate of $250.00 per Per Site Evaluation

   Other basis for payment: $500.00 per individual administration evalaution

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	08/05/2026 19:12:11 PM
Division Approval	adamhigg	08/05/2026 19:12:12 PM
Department Approval	adamhigg	08/05/2026 19:12:13 PM

Contract Manager Approval	adamhigg	08/05/2026 19:12:14 PM
Budget Analyst Approval	pokeefe	08/28/2026 16:30:36 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
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32856	Dr. Larry Hon
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32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32868**

		Legal Entity Name:	Dr. Gary Geracci
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Gary Geracci**
Agency Code:	**BDC**	Address:	**185 Popolo Drive**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89138**
If "No" please explain:	Not Applicable	Contact/Phone:	Gary Geracci 702.463.7556
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$24,000.00**

   Payment for services will be made at the rate of $250.00 per Per Site Admin Evaluation

   Other basis for payment: $500.00 Per Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/31/2026 17:32:25 PM
Division Approval	adamhigg	07/31/2026 17:32:26 PM
Department Approval	adamhigg	07/31/2026 17:32:27 PM

Contract Manager Approval	adamhigg	07/31/2026 17:32:29 PM
Budget Analyst Approval	pokeefe	08/28/2026 16:40:21 PM

STATE OF NEVADA

JOE LOMBARDO
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DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

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CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32852**

		Legal Entity Name:	Dr. Jarom Luu
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Jarom Luu**
Agency Code:	**BDC**	Address:	**8485 South Tenaya Way**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89113**
If "No" please explain:	Not Applicable	Contact/Phone:	Jarom Luu 702.544.5327
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$24,000.00**

   Payment for services will be made at the rate of $250.00 per Site Evaluation

   Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

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b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 20:45:26 PM
Division Approval	adamhigg	07/30/2026 20:45:27 PM
Department Approval	adamhigg	07/30/2026 20:45:29 PM

Contract Manager Approval	adamhigg	07/30/2026 20:45:30 PM
Budget Analyst Approval	pokeefe	08/28/2026 14:30:36 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
32849	Dr. Christopher Hock
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32854	Dr. Jeffrey Cox
32855	Dr. Peter Nguyen
32856	Dr. Larry Hon
32857	Dr. Kevin Moore
32858	Dr. Spencer Wirig
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32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32896**

		Legal Entity Name:	Dr. Jay Selznick
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Jay Selznick**
Agency Code:	**BDC**	Address:	**8350 W. Sahara Avenue #190**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89117**
If "No" please explain:	Not Applicable	Contact/Phone:	Jay Selznick 702.277.0385
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$24,000.00**
   Payment for services will be made at the rate of $250.00 per Per Site Evaluation
   Other basis for payment: $500.00 per individual administration evalaution

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	08/05/2026 19:13:06 PM
Division Approval	adamhigg	08/05/2026 19:13:07 PM
Department Approval	adamhigg	08/05/2026 19:13:08 PM

Contract Manager Approval	adamhigg	08/05/2026 19:13:09 PM
Budget Analyst Approval	pokeefe	08/28/2026 16:34:21 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

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32857	Dr. Kevin Moore
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32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32854**

		Legal Entity Name:	Dr. Jeffrey Cox
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Jeffrey Cox**
Agency Code:	**BDC**	Address:	**10400 South Eastern Avenue**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Henderson, NV 89052**
If "No" please explain:	Not Applicable	Contact/Phone:	Jeffrey Cox 702.525.4184
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$24,000.00**
   Payment for services will be made at the rate of $250.00 per Site Evaluation
   Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 20:51:24 PM
Division Approval	adamhigg	07/30/2026 20:51:26 PM
Department Approval	adamhigg	07/30/2026 20:51:29 PM

Contract Manager Approval	adamhigg	07/30/2026 20:51:32 PM
Budget Analyst Approval	pokeefe	08/28/2026 14:26:51 PM

STATE OF NEVADA

JOE LOMBARDO
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Director

PERRY FAIGIN
NIKKI HAAG
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A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

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32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32859**

		Legal Entity Name:	Dr. John Gallob
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. John Gallob**
Agency Code:	**BDC**	Address:	**1700 W. Charleston Blvd, MS 74**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89102**
If "No" please explain:	Not Applicable	Contact/Phone:	John Gallob 702.885.6984
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$24,000.00**
   Payment for services will be made at the rate of $0.00 per Site Evaluation
   Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 21:17:45 PM
Division Approval	adamhigg	07/30/2026 21:17:47 PM
Department Approval	adamhigg	07/30/2026 21:17:49 PM

Contract Manager Approval	adamhigg	07/30/2026 21:17:50 PM
Budget Analyst Approval	pokeefe	08/28/2026 16:10:50 PM

STATE OF NEVADA

JOE LOMBARDO
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DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

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CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32866**

		Legal Entity Name:	Dr. Jon Galea
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Jon Galea**
Agency Code:	**BDC**	Address:	**4472 Prospect Hill Court**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89129**
If "No" please explain:	Not Applicable	Contact/Phone:	Jon Galea 702.254.4220
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$24,000.00**

   Payment for services will be made at the rate of $250.00 per Per Site Admin Evaluation

   Other basis for payment: $500.00 Per Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/31/2026 17:19:20 PM
Division Approval	adamhigg	07/31/2026 17:19:21 PM
Department Approval	adamhigg	07/31/2026 17:19:22 PM

Contract Manager Approval	adamhigg	07/31/2026 17:19:23 PM
Budget Analyst Approval	pokeefe	08/28/2026 14:28:27 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
32849	Dr. Christopher Hock
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32855	Dr. Peter Nguyen
32856	Dr. Larry Hon
32857	Dr. Kevin Moore
32858	Dr. Spencer Wirig
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32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32860**

		Legal Entity Name:	Dr. Joshua Branco
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Joshua Branco**
Agency Code:	**BDC**	Address:	**1080 North Hills Blvd #150**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Reno, NV 89506**
If "No" please explain:	Not Applicable	Contact/Phone:	Joshua Branco 775.544.6433
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 % Licensure**
Federal Funds	0.00 %		Bonds	0.00 %
Highway Funds	0.00 %		Other funding	0.00 %

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$24,000.00**
   Payment for services will be made at the rate of $250.00 per Site Evaluation
   Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 21:20:22 PM
Division Approval	adamhigg	07/30/2026 21:20:25 PM
Department Approval	adamhigg	07/30/2026 21:20:28 PM

Contract Manager Approval	adamhigg	07/30/2026 21:20:30 PM
Budget Analyst Approval	pokeefe	08/28/2026 15:38:40 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
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32853	Dr. Arshid Torkaman
32854	Dr. Jeffrey Cox
32855	Dr. Peter Nguyen
32856	Dr. Larry Hon
32857	Dr. Kevin Moore
32858	Dr. Spencer Wirig
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32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32867**

		Legal Entity Name:	Dr. Karen Kang
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Karen Kang**
Agency Code:	**BDC**	Address:	**1247 Rock Hills Street #103**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas , NV 89135**
If "No" please explain:	Not Applicable	Contact/Phone:	Karen Kang 678.907.0073
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$24,000.00**

   Payment for services will be made at the rate of $250.00 per Per Site Admin Evaluation

   Other basis for payment: $500.00 Per Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/31/2026 17:30:20 PM
Division Approval	adamhigg	07/31/2026 17:30:21 PM
Department Approval	adamhigg	07/31/2026 17:30:22 PM

Contract Manager Approval	adamhigg	07/31/2026 17:30:23 PM
Budget Analyst Approval	pokeefe	08/28/2026 16:37:54 PM

STATE OF NEVADA

JOE LOMBARDO
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Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
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A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
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32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32850**

		Legal Entity Name:	Dr. Kenneth Reed
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Kenneth Reed**
Agency Code:	**BDC**	Address:	**1001 Shadow Lane**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89106**
If "No" please explain:	Not Applicable	Contact/Phone:	Kenneth Reed 520-370-3693
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$24,000.00**

   Payment for services will be made at the rate of $250.00 per Site Evaluation

   Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 20:40:39 PM
Division Approval	adamhigg	07/30/2026 20:40:41 PM
Department Approval	adamhigg	07/30/2026 20:40:43 PM

Contract Manager Approval	adamhigg	07/30/2026 20:40:44 PM
Budget Analyst Approval	pokeefe	08/28/2026 14:20:36 PM

STATE OF NEVADA

JOE LOMBARDO
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DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

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CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32865**

		Legal Entity Name:	Dr. Kevin Martin
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Kevin Martin**
Agency Code:	**BDC**	Address:	**8036 Barndance Court**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89149**
If "No" please explain:	Not Applicable	Contact/Phone:	Kevin Martin 702.806.7439
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 % Licensure**
Federal Funds	0.00 %		Bonds	0.00 %
Highway Funds	0.00 %		Other funding	0.00 %

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$24,000.00**

   Payment for services will be made at the rate of $250.00 per Per Site Admin Evaluation

   Other basis for payment: $500.00 Per Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/31/2026 17:17:30 PM
Division Approval	adamhigg	07/31/2026 17:17:31 PM
Department Approval	adamhigg	07/31/2026 17:17:33 PM

Contract Manager Approval	adamhigg	07/31/2026 17:17:34 PM
Budget Analyst Approval	pokeefe	08/28/2026 16:26:22 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
32849	Dr. Christopher Hock
32850	Dr. Kenneth Reed
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32852	Dr. Jarom Luu
32853	Dr. Arshid Torkaman
32854	Dr. Jeffrey Cox
32855	Dr. Peter Nguyen
32856	Dr. Larry Hon
32857	Dr. Kevin Moore
32858	Dr. Spencer Wirig
32859	Dr. John Gallob
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32867	Dr. Karen Kang
32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32857**

		Legal Entity Name:	Dr. Kevin Moore
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Kevin Moore**
Agency Code:	**BDC**	Address:	**10624 S. Eastern Avenue # N**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Henderson, NV 89052**
If "No" please explain:	Not Applicable	Contact/Phone:	Kevin Moore 702.407.6700
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**

Anticipated BOE meeting date 08/2026

Retroactive? **Yes**

If "Yes", please explain

Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$24,000.00**

Payment for services will be made at the rate of $0.00 per Site Evaluation

Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

Authority: NRS 631.190 and NRS 631.396

Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 21:13:18 PM
Division Approval	adamhigg	07/30/2026 21:13:20 PM
Department Approval	adamhigg	07/30/2026 21:13:22 PM

Contract Manager Approval	adamhigg	07/30/2026 21:13:24 PM
Budget Analyst Approval	pokeefe	08/28/2026 15:59:01 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
32849	Dr. Christopher Hock
32850	Dr. Kenneth Reed
32851	Dr. Daniel Martin
32852	Dr. Jarom Luu
32853	Dr. Arshid Torkaman
32854	Dr. Jeffrey Cox
32855	Dr. Peter Nguyen
32856	Dr. Larry Hon
32857	Dr. Kevin Moore
32858	Dr. Spencer Wirig
32859	Dr. John Gallob
32860	Dr. Joshua Branco
32865	Dr. Kevin Martin
32866	Dr. John Galea
32867	Dr. Karen Kang
32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32856**

		Legal Entity Name:	Dr. Larry Hon
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Larry Hon**
Agency Code:	**BDC**	Address:	**390 N. Stephanie Street, Suite**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Henderson, NV 89014**
If "No" please explain:	Not Applicable	Contact/Phone:	Larry Hon 702.802.1188
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$24,000.00**
   Payment for services will be made at the rate of $0.00 per Site Evaluation
   Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 21:10:37 PM
Division Approval	adamhigg	07/30/2026 21:10:38 PM
Department Approval	adamhigg	07/30/2026 21:10:40 PM

Contract Manager Approval	adamhigg	07/30/2026 21:10:42 PM
Budget Analyst Approval	pokeefe	08/28/2026 16:03:02 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

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32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32897**

		Legal Entity Name:	Dr. Monica Ponce
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Monica Ponce**
Agency Code:	**BDC**	Address:	**9450 W. Russell Road, # 102**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89148**
If "No" please explain:	Not Applicable	Contact/Phone:	Monica Ponce 702.570.3320
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$24,000.00**

   Payment for services will be made at the rate of $250.00 per Per Site Evaluation

   Other basis for payment: $500.00 per individual administration evalaution

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	08/05/2026 19:13:59 PM
Division Approval	adamhigg	08/05/2026 19:14:00 PM
Department Approval	adamhigg	08/05/2026 19:14:02 PM

Contract Manager Approval	adamhigg	08/05/2026 19:14:03 PM
Budget Analyst Approval	pokeefe	08/28/2026 16:07:09 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

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32856	Dr. Larry Hon
32857	Dr. Kevin Moore
32858	Dr. Spencer Wirig
32859	Dr. John Gallob
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32865	Dr. Kevin Martin
32866	Dr. John Galea
32867	Dr. Karen Kang
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32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32870**

		Legal Entity Name:	Dr. Paris Blanco
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Paris Blanco**
Agency Code:	**BDC**	Address:	**2160 Blue Paks Drive**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Reno, NV 89521**
If "No" please explain:	Not Applicable	Contact/Phone:	Paris Blanco 425.501.3388
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:

a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**

Anticipated BOE meeting date 08/2026

Retroactive? **Yes**

If "Yes", please explain

Inherited historical operations.

3. Termination Date: **04/30/2028**
   Contract term: **1 year and 304 days**

4. Type of contract: **Contract**
   Contract description: **Board Agent - I.C.**

5. Purpose of contract:

This is a new contract to provide initial, random, and complaint-driven inspections of dental offices and facilities.

6. NEW CONTRACT

The maximum amount of the contract for the term of the contract is: **$24,000.00**

Payment for services will be made at the rate of $53.00 per Per Hour

II. JUSTIFICATION

7. What conditions require that this work be done?

Authority: NRS 631.190 and NRS 631.396

Infection Control Inspectors perform infection control inspections pursuant to NRS Chapter 631, NAC 631 and CDC Guidelines for Dental Facilities.

Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct inspections, investigations, and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	08/06/2026 14:02:41 PM
Division Approval	adamhigg	08/06/2026 14:02:42 PM
Department Approval	adamhigg	08/06/2026 14:02:43 PM

Contract Manager Approval	adamhigg	08/06/2026 14:02:44 PM
Budget Analyst Approval	pokeefe	08/28/2026 15:52:52 PM

STATE OF NEVADA

JOE LOMBARDO
Governor

DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
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32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32855**

		Legal Entity Name:	Dr. Peter Nguyen
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Peter Nguyen**
Agency Code:	**BDC**	Address:	**11220 Hailey Cliffs Street**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Las Vegas, NV 89141**
If "No" please explain:	Not Applicable	Contact/Phone:	Peter Nguyen 909.706.5751
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$24,000.00**
   Payment for services will be made at the rate of $0.00 per Site Evaluation
   Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 21:06:32 PM
Division Approval	adamhigg	07/30/2026 21:06:34 PM
Department Approval	adamhigg	07/30/2026 21:06:36 PM

Contract Manager Approval	adamhigg	07/30/2026 21:06:37 PM
Budget Analyst Approval	pokeefe	08/28/2026 15:56:19 PM

STATE OF NEVADA

JOE LOMBARDO
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DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
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Deputy Directors

A.L. HIGGINBOTHAM
Executive Director

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

Contract #	Vendor Name
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32850	Dr. Kenneth Reed
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32852	Dr. Jarom Luu
32853	Dr. Arshid Torkaman
32854	Dr. Jeffrey Cox
32855	Dr. Peter Nguyen
32856	Dr. Larry Hon
32857	Dr. Kevin Moore
32858	Dr. Spencer Wirig
32859	Dr. John Gallob
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32868	Dr. Gary Geracci

32869 Dr. Charles Cordova, Jr.
32870 Dr. Paris Blanco
32893 Dr. Alice Chen
32894 Dr. Thomas Myatt
32895 Dr. Daniel Orr
32896 Dr. Jay Selznick
32897 Dr. Monica Ponce

CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32858**

		Legal Entity Name:	Dr. Spencer Wirig
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Spencer Wirig**
Agency Code:	**BDC**	Address:	**992 Sandpoint Pond Lane**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Henderson, NV 89002**
If "No" please explain:	Not Applicable	Contact/Phone:	Spencer Wirig 208.771.3654
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT
   The maximum amount of the contract for the term of the contract is: **$24,000.00**
   Payment for services will be made at the rate of $0.00 per Site Evaluation
   Other basis for payment: $500 per Individual Administration Evaluation

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

Not Applicable

13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	07/30/2026 21:15:27 PM
Division Approval	adamhigg	07/30/2026 21:15:29 PM
Department Approval	adamhigg	07/30/2026 21:15:30 PM

Contract Manager Approval	adamhigg	07/30/2026 21:15:32 PM
Budget Analyst Approval	pokeefe	08/28/2026 15:46:10 PM

STATE OF NEVADA

JOE LOMBARDO
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DR. KRISTOPHER SANCHEZ
Director

PERRY FAIGIN
NIKKI HAAG
MARCEL F. SCHAERER
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DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

The Board of Dental Examiners is requesting to retroactively approve the contracts due to the complexities of multiple agency exemption documentation requirements and historical operational practices being brought into compliance.

The contracts requested to be retroactively approved are the following:

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CONTRACT SUMMARY

(This form must accompany all contracts submitted to the Board of Examiners (BOE) for review and approval)

I. DESCRIPTION OF CONTRACT

1. Contract Number: **32894**

		Legal Entity Name:	Dr. Thomas Myatt
Agency Name:	**BDC LICENSING BOARDS & COMMISSIONS**	Contractor Name:	**Dr. Thomas Myatt**
Agency Code:	**BDC**	Address:	**PO Box 833**
Appropriation Unit:	**B007 - All Categories**		
Is budget authority available?:	**Yes**	City/State/Zip	**Verdi, NV 89439**
If "No" please explain:	Not Applicable	Contact/Phone:	Thomas Myatt 775.240.2092
		Vendor No.:	
		NV Business ID:	EXEMPT

To what State Fiscal Year(s) will the contract be charged? **2027-2028**

What is the source of funds that will be used to pay the contractor? Indicate the percentage of each funding source if the contractor will be paid by multiple funding sources.

General Funds	0.00 %	**X**	Fees	**100.00 %**	**Licensure**
Federal Funds	0.00 %		Bonds	0.00 %	
Highway Funds	0.00 %		Other funding	0.00 %	

2. Contract start date:
   a. Effective upon Board of Examiner's approval? **No** or b. other effective date **07/01/2026**
   Anticipated BOE meeting date 08/2026

   Retroactive? **Yes**

   If "Yes", please explain

   Inherited historical operations.

3. Termination Date: **06/30/2028**
   Contract term: **2 years**

4. Type of contract: **Contract**
   Contract description: **Board Agent - Eval**

5. Purpose of contract:

   This is a new contract to provide evaluations of sites and individuals administering anesthesia and/or sedation in a dental office or facility.

6. NEW CONTRACT

   The maximum amount of the contract for the term of the contract is: **$24,000.00**

   Payment for services will be made at the rate of $250.00 per Per Site Evaluation

   Other basis for payment: $500.00 per individual administration evalaution

II. JUSTIFICATION

7. What conditions require that this work be done?

   Authority: NRS 631.190 and NRS 631.396

   Anesthesia | Sedation Evaluators perform site and individual administrator permit evaluations pursuant to NRS Chapter 631 and NAC 631.
   Compensation for Board Agents is established by the Board at public meetings. The Board maintains multiple Board Agents in various geographic regions and roles to promote fairness, and minimize potential conflicts of interest.

   Board Agent positions are part-time, as-needed roles. The workload varies significantly.

8. Explain why State employees in your agency or other State agencies are not able to do this work:

   Board staff are not licensed dental professional, nor hold specialized permits for anesthesia or sedation.

9. Were quotes or proposals solicited? No

Was the solicitation (RFP) done by the Purchasing Division? No

a. List the names of vendors that were solicited to submit proposals (include at least three):

Not Applicable

b. Soliciation Waiver: **Exempt (Per statute)**

c. Why was this contractor chosen in preference to other?

Per NRS 631.363, the Board may appoint agents to conduct investigations and hearings.

d. Last bid date: 03/10/2026 Anticipated re-bid date: 03/14/2028

10. a. Does the contract contain any IT components? No

    b. Is the contract part of an IT investment project over $50,000? No

III. OTHER INFORMATION

11. Is there an Indirect Cost Rate or Percentage Paid to the Contractor?

    No If "Yes", please provide the Indirect Cost Rate or Percentage Paid to the Contractor

Not Applicable

12. a. Is the contractor a current employee of the State of Nevada or will the contracted services be performed by a current employee of the State of Nevada?

    No

    b. Was the contractor formerly employed by the State of Nevada within the last 24 months or will the contracted services be performed by someone formerly employed by the State of Nevada within the last 24 months?

    No

    c. Is the contractor employed by any of Nevada's political subdivisions or by any other government?

    No If "Yes", please explain

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13. Has the contractor ever been engaged under contract by any State agency?

    No If "Yes", specify when and for which agency and indicate if the quality of service provided to the identified agency has been verified as satisfactory:

Not Applicable

14. Is the contractor currently involved in litigation with the State of Nevada?

    No If "Yes", please provide details of the litigation and facts supporting approval of the contract:

Not Applicable

15. The contractor is not registered with the Nevada Secretary of State's Office because the legal entity is a:

    Other

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

16. a. Is the Contractor Name the same as the legal Entity Name?

    Yes

17. a. Does the contractor have a current Nevada State Business License (SBL)?

    No b. If "No", is an exemption on file with the Nevada Secretary of State's Office?

    No If "No", to a. AND b., please explain why the contractor does not have an SBL or an exemption.

Please see memo titled: Business License Exemption for Board Agents Performing Regulatory Functions as a Public Service for the Board of Dental Examiners

18. a. Is the legal entity active and in good standing with the Nevada Secretary of State's Office?

    Yes

19. Agency Field Contract Monitor:

20. Contract Status:

    Contract Approvals:

Approval Level	User	Signature Date
Budget Account Approval	adamhigg	08/05/2026 19:11:05 PM
Division Approval	adamhigg	08/05/2026 19:11:06 PM
Department Approval	adamhigg	08/05/2026 19:11:07 PM

Contract Manager Approval	adamhigg	08/05/2026 19:11:08 PM
Budget Analyst Approval	pokeefe	08/28/2026 15:54:26 PM

STATE OF NEVADA

JOE LOMBARDO
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DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF NEVADA BOARDS, COMMISSIONS AND COUNCILS STANDARDS
NEVADA STATE BOARD OF DENTAL EXAMINERS

Date: August 28, 2026

To: Governor's Finance Office

From: A.L. Higginbotham

Re: Retroactive Contracts Consideration

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Joe Lombardo
Governor

Tiffany Greenameyer
Director

Curtis Palmer
Deputy Director

David Lenzner
Deputy Director

STATE OF NEVADA
GOVERNOR'S FINANCE OFFICE
Budget Division

209 E. Musser Street, Suite 200 | Carson City, NV 89701-4298
Phone: (775) 684-0222 | www.budget.nv.gov | Fax: (775) 684-0260

Date: September 23, 2026

To: Tiffany Greenameyer, Clerk of the Board
Governor's Finance Office

From: Tiffany Day, Budget Division
Governor's Finance Office

Subject: BOARD OF EXAMINERS **INFORMATION** ITEM

The following describes an information item submitted for placement on the agenda of the next Board of Examiners meeting.

GOVERNOR'S FINANCE OFFICE – BUDGET DIVISION

Agenda Item Write-up:

Pursuant to NRS Chapter 353, the division presents a reconciled fund balance report for the Tort Claim Fund, Statutory Contingency Account, Stale Claims Account, Emergency Account, Disaster Relief Account, and the IFC Contingency Fund as of September 15, 2026, for fiscal year 2027. Additionally, a reconciliation of the Extradition Coordinator budget account has been prepared at the request of the Board.

Additional Information:

The Tort Claim Fund is the State Treasury Fund for Insurance Premiums. The Statutory Contingency Account, Stale Claims Account, Emergency Account, Disaster Relief Account, and the IFC Contingency Fund supplement funding for eligible agencies within statutory authority.

Below is the realized funding available balance for each account:

Tort Claim Fund	$ 3,245,612.20
Statutory Contingency Account	$ 503,995.00
Stale Claims Account	$ 899,038.00
Emergency Account	$ 412,361.00
Disaster Relief Account	$ 12,723,474.00
IFC Contingency Unrestricted General Fund	$ 36,025,309.76
IFC Contingency Unrestricted Highway Fund	$ 1,638,068.35
IFC Contingency Restricted General Fund	$ 81,855,199.00
IFC Contingency Restricted Highway Fund	$ 6,849,410.00
Attorney General's Office - Extradition Coordinator	$ 1,584,455.12

Statutory Authority:

NRS 331.187, 353.097, 353.263, 353.264, 353.266, 353.268, 353.2735, 179.225

REVIEWED: DS

INFORMATION ITEM: _____

Fiscal Year	2027	**Tort Claim Fund**		
Fund	715			
Agency	030	**Balance Sheet**		
Budget Account	1348			
Statutory Authority NRS	331.187	**September 15, 2026**		
Receipts/Funding				**Balance**
Beginning Cash		$ 174,903.00		
Revenue from Boards		$ 4,527.85		
Cost Allocation		$ 3,990,356.03		
Loan Repayment		$ -		
Total Receipts/Funding			$	**4,169,786.88**
Operating Expenditures - Non Claims				
Operating Expenditures		$ 46,760.43		
Tort Claims Overhead		$ 15,170.16		
Risk Management Insurance Policy		$ -		
Total Operating Expenditures			$	**61,930.59**
Net Receipts less Operating			$	**4,107,856.29**
Div Of Welfare & Supportive Svcs				
Tort Claims - AGO Approved		$ 662,244.09		
Tort Claims - Board of Examiners Approved		$ 200,000.00		
Total Tort Claims			$	**862,244.09**
REALIZED FUNDING AVAILABLE			$	***3,245,612.20***
Approved Claims Pending Payment				
May BOE - DPS: Lagomarsino Law Parra		$ 165,000.00		
		$ -		
		$ -		
		$ -		
Total Projected Claims			$	165,000.00
Projected Realized Funding Available			$	***3,080,612.20***
NOTES - Tort Claims Paid from Statutory Contingency Fund				
		$ -		
		$ -		
		$ -		
Total Tort Claims Paid from Statutory Contingency Fund			$	-
NOTES - Pending Transactions				
		$ -		

Fiscal Year	2027	**Statutory Contingency Fund**	
Fund	101	**Balance Sheet**	
Agency	930		
Budget Account	4892	**September 15, 2026**	
Statutory Authority NRS	353.264		
Receipts/Funding			**Balance**
Beginning Cash	$ 503,995.00		
Trans from Interim Finance	$ -		
Total Receipts/Funding		$	**503,995.00**
Claims			
Prison Claims - Clerk Approved	$ -		
Tort Claims - Board of Examiners Approved	$ -		
Wrongful Conviction Claims*	$ -		
Outside Counsel	$ -		
Total Claims		$	-
Transfers to Agencies			
	$ -		
	$ -		
	$ -		
	$ -		
	$ -		
Total Transfers		$	-
REALIZED FUNDING AVAILABLE		$	***503,995.00***
Projected Claims			
Coyote Springs FY26 Estimate	$ 3,890,810.00		
DCFS	$ 750,000.00		
Special Counsel GCB Derivatives Andersen	$ 709,368.00		
Special Counsel GCB Derivatives Mayer Brown	$ 6,320,325.00		
Other Special Counsel	$ 290,762.00		
Post Conviction Relief (Habeus corpus) transfer to DIE	$ 702,142.00		
Prison claims (prison offense) NRS 212.070	$ 432,193.00		
Transfers to Agencies	$ 265,509.00		
Tort Claims	$ 1,000,000.00		
Refund	$ (900,000.00)		
FY26 Closing Correction	$ (21,926.00)		
Total Projected Claims		$	**13,439,183.00**
Projected Realized Funding Available		$	***(12,935,188.00)***
NOTES - Tort Claims Paid from Statutory Contingency Fund	***4074873***		
	-		
	-		
	-		
	-		
Total Tort Claims Paid from Statutory Contingency Fund		$	-

Fiscal Year	2027
Fund	101
Agency	930
Budget Account	4888
Statutory Authority NRS	353.097

Stale Claims Account

Balance Sheet

September 15, 2026

Receipts/Funding		**Balance**
Beginning Cash	$ 899,038.00	
Total Receipts/Funding		**$ 899,038.00**
Stale Claims		
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
	$ -	
Total Claims		**$ -**
REALIZED FUNDING AVAILABLE		***$ 899,038.00***

Fiscal Year	2027	**Emergency Fund**	
Fund	101	**Balance Sheet**	
Agency	930		
Budget Account	4889	**September 15, 2026**	
Statutory Authority NRS	353.263		
Receipts/Funding			**Balance**
Beginning Cash	$ 412,361.00		
Total Receipts/Funding		$	**412,361.00**
Emergency Fund Expenditures			
	$ -		
	$ -		
	$ -		
Total Claims		$	-
REALIZED FUNDING AVAILABLE		$	***412,361.00***

Fiscal Year	2027	**Disaster Relief Fund**		
Fund	101	**Balance Sheet**		
Agency	170			
Budget Account	1335	**September 15, 2026**		
Statutory Authority NRS	353.2735			
Receipts/Funding				**Balance**
Beginning Cash		$ 16,889,808.00		
Quarterly Transfer from General Fund		$ -		
Quarterly Treasurers Interest		$ -		
Total Receipts/Funding			$	**16,889,808.00**
Disaster Relief Fund Expenditures				
Transfer to Emergency Assistance Account		$ 1,416,334.00		
Transfer to Forestry		$ 2,750,000.00		
		$ -		
Total Claims			$	**4,166,334.00**
REALIZED FUNDING AVAILABLE			$	**12,723,474.00**
Approved claims not processed				
Transfer to Forestry				
Work Program C83130 Authority Remaining		$ 8,250,000.00		
Transfer to Emergency Assistance Account				
Work Program C84463 Authority Remaining		$ 4,249,003.00		
		$ -		
Total Approved claims not processed			$	**12,499,003.00**
Disaster Relief Fund Available			$	***224,471.00***

Fiscal Year	2027	**IFC Contingency Unrestricted Balance Sheet September 15, 2026**
Fund	101	
Agency	170	
Budget Account	2630	
Statutory Authority NRS	353.268	

UNRESTRICTED GENERAL FUND

Unrestricted General Fund Revenue				**Balance**
Beginning Cash	$	31,244,167.57		
2027 Appropriations	$	-		
Balance Forward	$	4,793,691.17		
Total Receipts/Funding			$	**36,037,858.74**
Unrestricted General Fund Expenditures				
LCB Meeting Costs	$	12,548.98		
	$	-		
	$	-		
	$	-		
	$	-		
	$	-		
	$	-		
	$	-		
Total Unrestricted General Fund Expenditures			$	**12,548.98**
Unrestricted General Fund Realized Funding Available			$	***36,025,309.76***
BOE approved IFC pending claims				
	$	-		
	$	-		
	$	-		
Total BOE approved IFC pending claims			$	-
Unrestricted General Fund Available			$	***36,025,309.76***

UNRESTRICTED HIGHWAY FUND

Unrestricted Highway Fund Revenue				**Balance**
Beginning Cash	$	1,638,068.35		
Total Receipts/Funding			$	**1,638,068.35**
Unrestricted Highway Fund Expenditures				
	$	-		
Total Unrestricted Highway Fund Expenditures			$	-
Unrestricted Highway Fund Realized Funding Available			$	***1,638,068.35***

Fiscal Year	2027
Fund	101
Agency	170
Budget Account	2630
Statutory Authority NRS	353.268

IFC Contingency Restricted Balance Sheet

September 15, 2026

RESTRICTED GENERAL FUND

Restricted General Fund Revenue			**Balance**
Beginning Cash	$	102,841,210.00	
2026 Appropriations	$	948,695.00	
Total Receipts/Funding			**$ 103,789,905.00**
Restricted General Fund Expenditures			
Office of the Governor - CoreNV	$	318,609.00	
Administrative Office of the Courts	$	341,600.00	
Nevada Department of Education	$	19,312,635.00	
Nevada Health Authority	$	1,961,862.00	
	$	-	
Total Restricted General Fund Expenditures			**$ 21,934,706.00**
Restricted General Fund Realized Funding Available			***$ 81,855,199.00***
Approved IFC pending claims			
Office of the Governor - CoreNV	$	1,265,666.31	
	$	-	
	$	-	
Total Approved claims not processed			**$ 1,265,666.31**
Restricted General Fund Available			***$ 80,589,532.69***

RESTRICTED HIGHWAY FUND

Restricted Highway Fund Revenue			**Balance**
Beginning Cash	$	6,924,146.00	
2027 Appropriations	$	-	
Total Receipts/Funding			**$ 6,924,146.00**
Restricted Highway Fund Expenditures			
Office of the Governor - CoreNV	$	74,736.00	
	$	-	
Total Restricted General Fund Expenditures			**$ 74,736.00**
Restricted Highway Fund Realized Funding Available			***$ 6,849,410.00***
Approved IFC pending claims			
Office of the Governor - CoreNV	$	296,884.69	
	$	-	
Total Approved claims not processed			**$ 296,884.69**
Restricted Highway Fund Available			***$ 6,552,525.31***

Fiscal Year	2027	**Attorney General's Office - Extradition Coordinator Balance Sheet September 15, 2026**		
Fund	101			
Agency	030			
Budget Account	1002			
Statutory Authority NRS	179.225			
Receipts/Funding				**Balance**
Appropriations		$ 1,679,909.00		
Recoveries		$ 1,155.53		
Total Receipts/Funding			$	**1,681,064.53**
Extradition Coordinator Expenditures				
Operating Expenses		$ 43,524.71		
Extradition Costs Reimbursed to Counties		$ -		
Extradition Expenses		$ 53,084.70		
Total Expenditures			$	**96,609.41**
Realized Funding Available			$	***1,584,455.12***